



1 Wilmar Close, Hayes, Middlesex, UB4 8ET

Offered to the market chain free, this three bedroom semi-detached home on Wilmar Close, Hayes represents a rare opportunity for buyers, investors and developers looking for a substantial project.

Tucked away on a quiet cul-de-sac, the property benefits from the everyday convenience of nearby Uxbridge Road, with a good range of local shops and amenities close at hand. Hayes & Harlington station is a short drive away, and the area offers good road links via the A40 and M4/M40, making it a practical base for commuters. Families will appreciate a choice of local schools nearby.

Internally, the property requires full modernisation throughout, offering a genuine blank canvas for someone to design and fit out to their own specification. The ground floor reception room retains a characterful bay window and double doors opening onto the garden, and there is a kitchen to the ground floor. Upstairs comprises two double bedrooms, a third single bedroom and a family bathroom — all requiring complete refurbishment.

The real showstopper is outside — a sweeping 100ft private rear garden, mainly laid to lawn, offers extraordinary space rarely found at this price point, whether you're dreaming of a summer garden, a home extension or simply room for the family to breathe. A garage and driveway providing off-street parking for multiple cars complete the

Offers In Excess Of £500,000

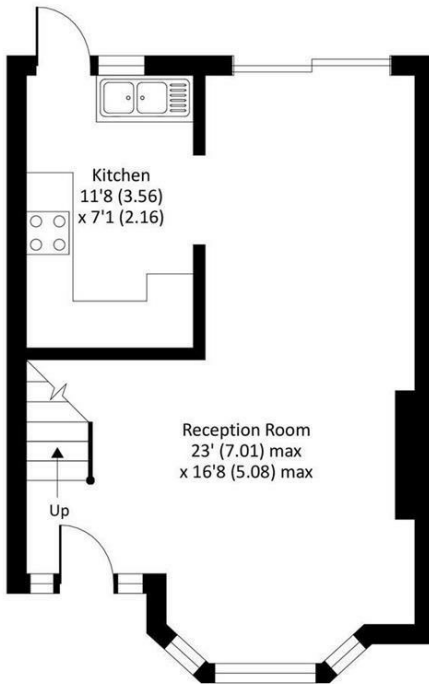
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Approximate Area = 791 sq ft / 73.5 sq m

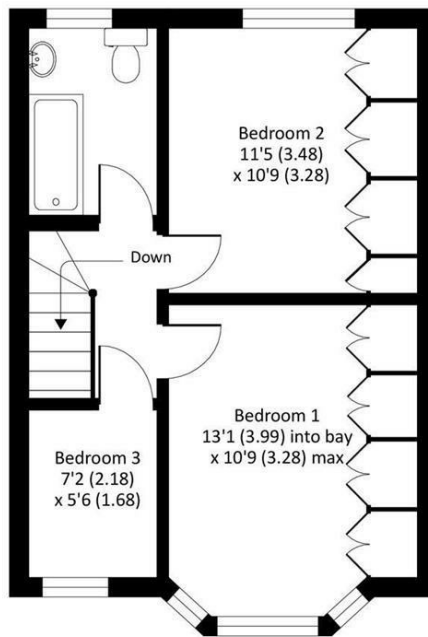
Garage = 304 sq ft / 28.2 sq m

Total = 1095 sq ft / 101.7 sq m

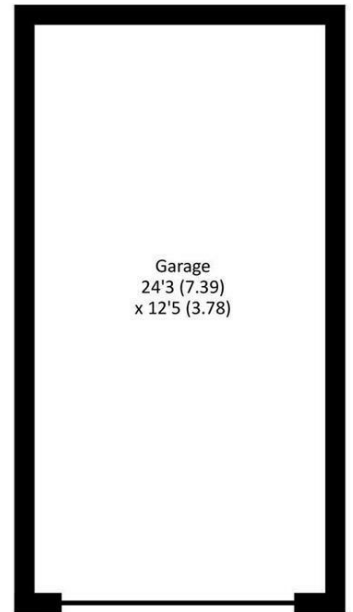
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Garage
24'3 (7.39)
x 12'5 (3.78)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Gibbs Gillespie. REF: 730002

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	