

# Arron James



## 1 Wilmar Close, Hayes, Middlesex, UB4 8ET

Offered to the market chain free and brimming with potential, this three bedroom semi-detached home on Wilmar Close, Hayes is the opportunity buyers and investors have been waiting for.

Tucked away on a quiet cul-de-sac, the location does the heavy lifting here. Uxbridge Town Centre is within walking distance, placing an excellent range of shops, restaurants and amenities right on your doorstep. Commuters are exceptionally well served with train links close by, and families will appreciate the proximity to highly regarded local schools.

The ground floor offers a light and airy reception room with characterful bay windows and double doors opening onto the garden, alongside a fully fitted kitchen with integrated appliances. Upstairs, you'll find two double bedrooms with fitted wardrobes, a third single bedroom and a family bathroom suite.

The real showstopper is outside — a sweeping 120ft 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 picture.

**£525,000**

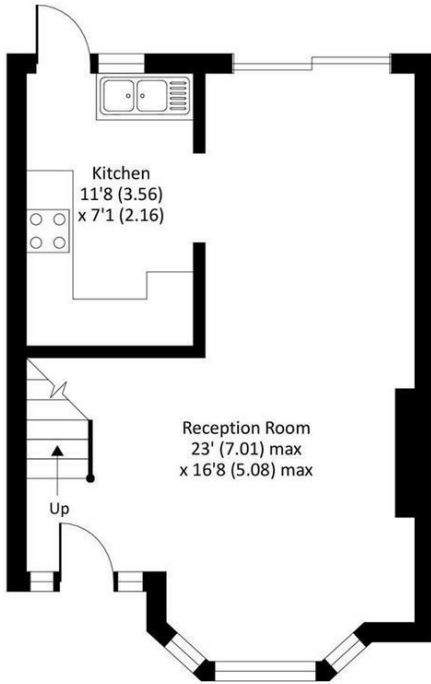
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Approximate Area = 791 sq ft / 73.5 sq m

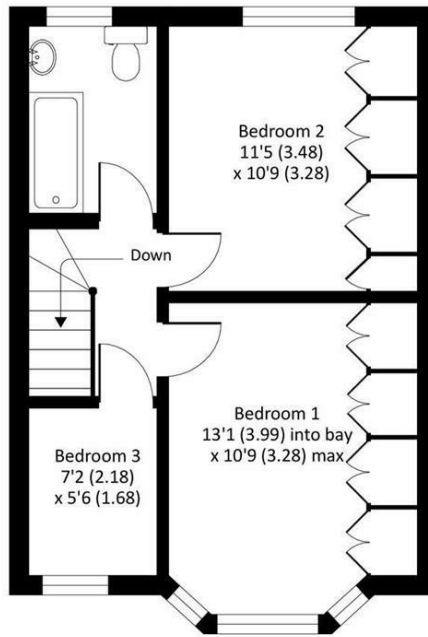
Garage = 304 sq ft / 28.2 sq m

Total = 1095 sq ft / 101.7 sq m

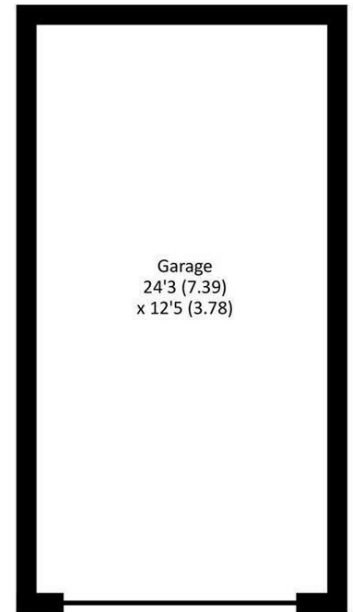
For identification only - Not to scale



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). © nchecon 2021. Produced for Gibbs Gillespie. REF: 730002

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

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