



FOR SALE • END TERRACED HOUSE

Wilkins Close

Hayes, UB3 4LL

Guide Price £579,950



3

BEDROOMS

1

BATHROOM

947

SQ FT

E

EPC RATING

Located in a highly sought-after residential cul-de-sac, this exceptional three-bedroom family home has been beautifully maintained and offers stylish, spacious living throughout. The property welcomes you with a porch leading into a bright entrance hallway, a generous living room, a contemporary kitchen/diner perfect for family life and entertaining, a convenient ground floor WC, and an abundance of built-in storage.

To the rear is a beautifully presented, low-maintenance private garden, complemented by a substantial outbuilding providing excellent storage or potential for a home office or gym (STPP). Upstairs boasts two spacious double bedrooms, a well-proportioned third bedroom, loft access, and a modern family bathroom. Further benefits include a private driveway for off-street parking and an enviable location within easy reach of the Elizabeth Line, excellent transport links, highly regarded schools, and a wide range of local amenities. Offering the perfect blend of comfort, practicality and convenience, this superb home is ideal for families, first-time buyers and commuters. Early viewing is highly recommended.

Key Features

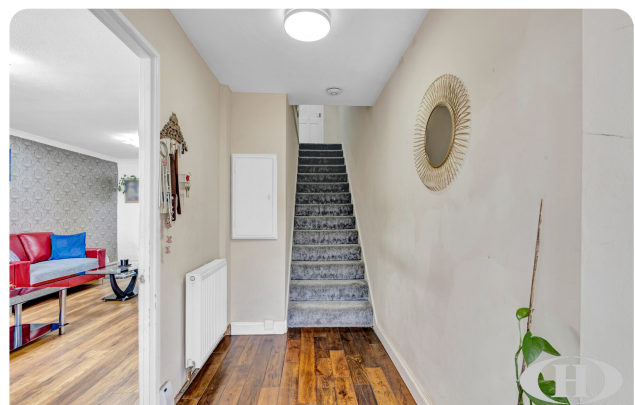
- Quiet cul-de-sac location
- Spacious living room & contemporary kitchen/diner
- Two double bedrooms & a well-sized third bedroom
- Modern family bathroom & ground floor WC
- Private driveway providing off-street parking
- Ground floor WC & excellent built-in storage
- Private low-maintenance garden with outbuilding (STPP)
- Walking distance to the Elizabeth Line, schools & amenities



LIVING ROOM



LIVING ROOM





PRIVATE REAR GARDEN & COVERED TERRACE



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



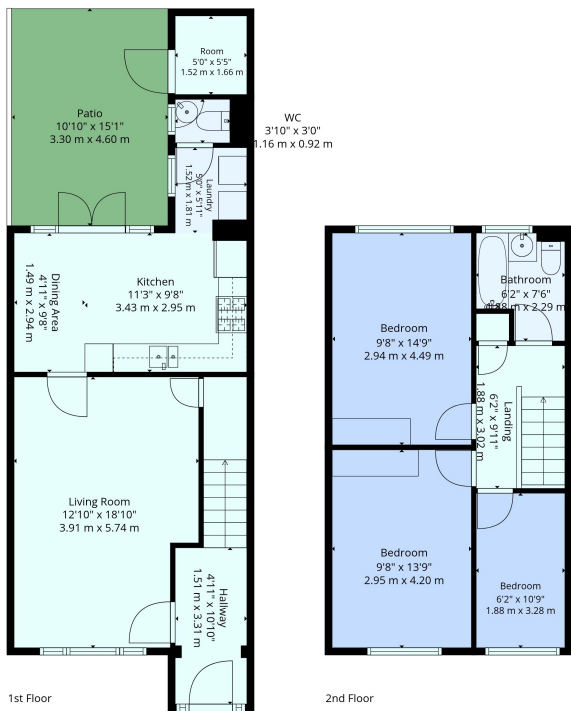
FAMILY BATHROOM



KITCHEN / DINER



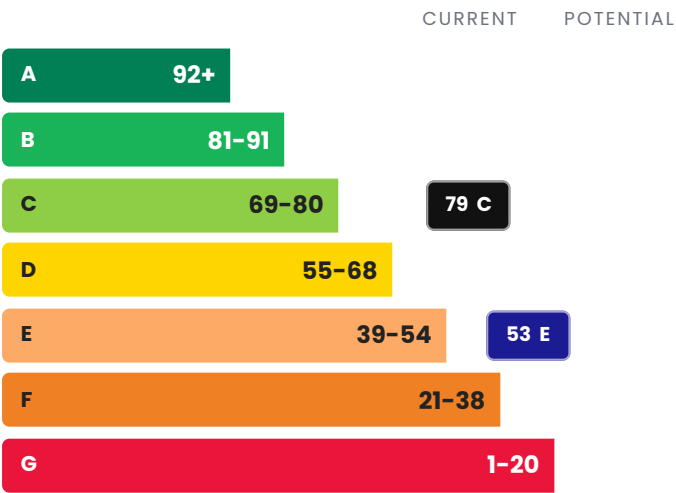
COVERED SEATING AREA



* Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments.

Total: 1027 sq. Ft, 95 m2
1st Floor: 561 sq. Ft, 52 M2, 2nd Floor: 466 sq. Ft, 43 m2
Excluded Areas: Patio: 164 sq. Ft, 15 M2, Walls: 76 sq. Ft, 7 m2

Energy Efficiency Rating



Arrange a Viewing

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Southall, UB1 1NF

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Early viewing highly recommended — call now.

Agents Note

These particulars are provided for general guidance and illustrative purposes only. While every effort has been made to ensure accuracy, measurements, floor areas and layouts are approximate and should not be relied upon for valuation, legal or mortgage purposes. Fixtures, fittings and appliances have not been tested. These particulars do not form part of any contract. All interested parties are advised to carry out their own inspections and assessments. Any reference to alterations or use does not imply that planning, building regulations or other consents have been obtained (STPP).

