



## Pendell Avenue, Hayes, Middlesex, UB3 5HH

- Two double bedrooms
- No upper chain
- Attractive rear garden
- Semi detached house
- Off street parking
- Located close to Heathrow Airport

**Offers In Excess Of £400,000**

### Description

This property is positioned in a well regarded location close to Heathrow International Airport and is to be sold with no upper chain.

### Accommodation

Providing accommodation that briefly comprises, reception room, kitchen breakfast room fitted with a range of storage units and drawers integrated electric oven, work surfaces with an inset gas hob.

To the first floor there are two double bedrooms and bathroom with an enclosed bath, wash basin and WC.

### Outside

There is an enclosed garden to the rear of the property with a variety of mature shrubs and trees and garden shed.

To the front there is off street parking.

### Situation

Hayes' position on the western edge of the Capital means that it is superbly placed to access Central London with ease, with frequent services to London Paddington in less than 25 minutes from West Drayton's Mainline Station. The property is situated in one of the most popular locations and offers the convenience of an excellent local bus service which is accessed on the main road. The station is within walking distance which is due to benefit from the Elizabeth line and offers excellent access to London's Paddington. Other benefits include good access to West Drayton High street, Yiewsley and Uxbridge with their wide range of shopping facilities and amenities. There is also excellent access to Stockley Business Park, local bus routes, London International Heathrow Airport, M4, M40 and M25 motorways.

### Terms and notification of sale

Tenure: Freehold

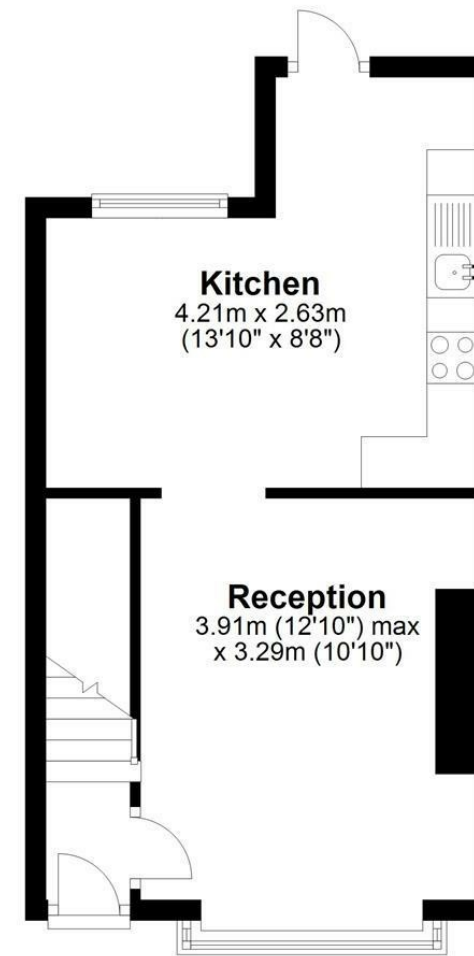
Local Authority: London Borough Of Hillingdon

Council Tax Band: D

Current EPC Rating: E

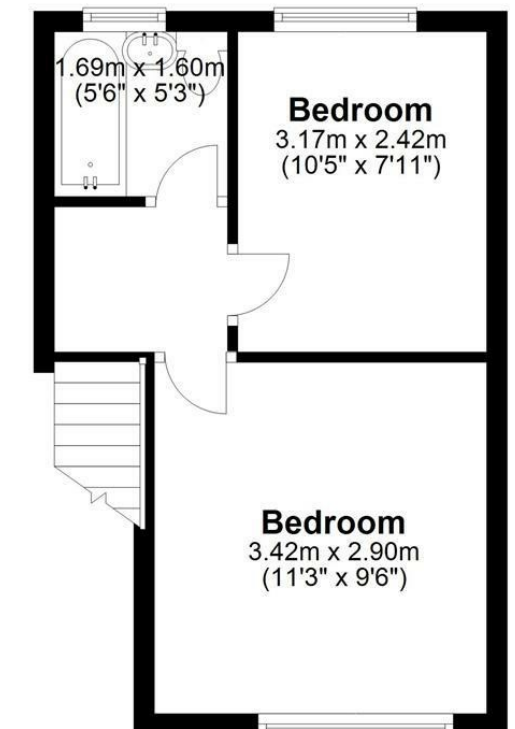
### Ground Floor

Approx. 31.0 sq. metres (333.5 sq. feet)



### First Floor

Approx. 24.1 sq. metres (259.2 sq. feet)



Total area: approx. 55.1 sq. metres (592.7 sq. feet)

### IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts