

## Marsworth Close Hayes UB4 9SZ

Price Guide: £460,000

### Ground Floor

Approx. 29.8 sq. metres (320.4 sq. feet)



### First Floor

Approx. 27.8 sq. metres (299.2 sq. feet)



Total area: approx. 57.6 sq. metres (619.7 sq. feet)

This plan is for illustration purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

Freehold  
Borough of Hillingdon  
Council Tax Band D  
Council Tax £1,864 per annum  
EPC =D

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are pleased to offer this two double bedroom link detached house with garage own drive in a popular residential location within easy reach of the Yeading Marina Development, schools, shops and transport links to both Hayes Town and Uxbridge. The property benefits from double glazing, gas central heating and off street parking via own drive leading to garage. An internal viewing is highly recommended and there is the added advantage of no upper chain.



- LINK DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- LOUNGE AND KITCHEN/DINER
- OFF STREET PARKING
- GARAGE VIA OWN DRIVE
- NO UPPER CHAIN

**Marsworth Close  
Hayes  
UB4 9SZ**

**Price Guide: £460,000**



**Accommodation**

The accommodation briefly comprises an enclosed double glazed porch with inner double glazed front door to the entrance lobby which has stairs to the first floor landing and a door to the lounge. The front aspect lounge has a built-in under stairs storage cupboard and a door to the kitchen/diner. The kitchen diner has a range of base and eye level units, a single drainer sink unit, built-in electric oven, fitted electric hob with extractor hood, an integrated fridge freezer and plumbing for a washing machine. The dining area has a double glazed door to the rear garden. To the first floor there are two double bedrooms with the main bedroom having a range of fitted wardrobes and the family bathroom which comprises a three piece suite to include a panel enclosed bath with mixer tap and shower attachment, wash hand basin and low level w.c. Outside there is a small frontage, off street parking via own drive leading to the garage and a rear garden measuring approximately 45' which is mainly laid to lawn with a patio area.

