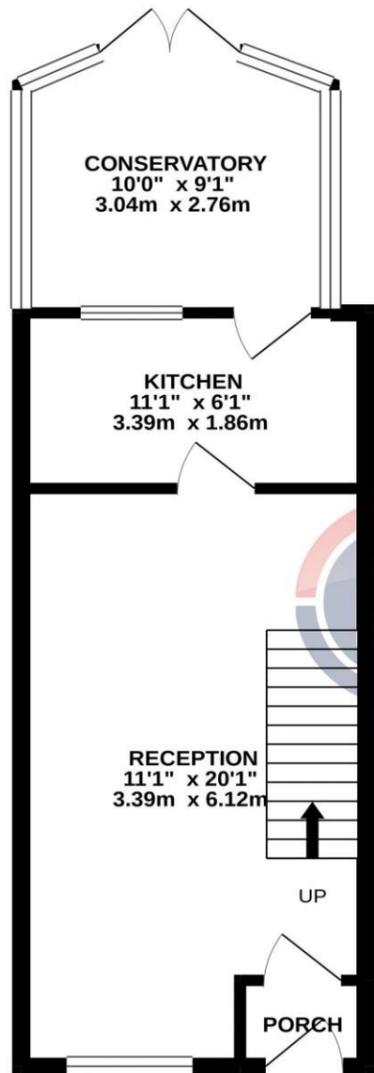
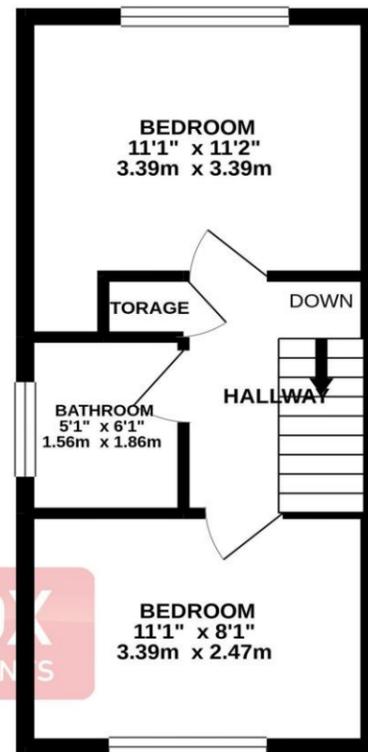


the floorplan...

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



BRIAN COX
ESTATE AGENTS

TOTAL FLOOR AREA: 660 sq.ft. (61.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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more details from...

call: **Brian Cox Northolt: 0208 842 4008**
email: Jeff.Osullivan@brian-cox.co.uk
web: www.brian-cox.co.uk



0208 842 4008
brian-cox.co.uk



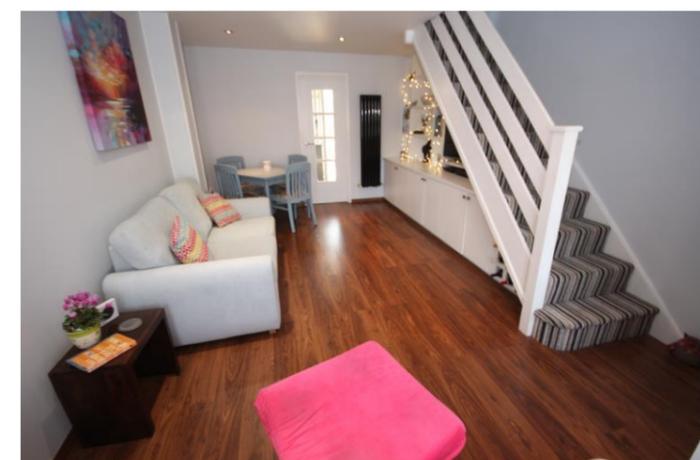
A beautifully presented two double bedroom semi detached house located in the most desirable location. A short walk from Yeading Marina, Tesco and local transport amenities. This lovely home comes in good condition with a beautifully presented rear garden. The ground floor consists of a spacious lounge which leads into the modern kitchen and a conservatory. To the first floor you have two large double bedrooms and a modern bathroom. Externally there is also off street parking to the rear. Please call us today to arrange viewing.



£400,000
Freehold

Repens Way, Hayes UB4 9PR

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



in brief...

- Stunning Condition
- Conservatory
- Lovely Rear Garden
- Allocated Parking Space
- Two Double Bedrooms
- Modern Kitchen and Bathroom



the location...

nearest stations ...

Southall (1.5 miles)
 Northolt (1.8 miles)
 Hayes & Harlington (13 mins to Paddington)



Hayes is a town in West London, situated 13 miles (21 km) west of Charing Cross. Historically in Middlesex Hayes became part of the London Borough of Hillingdon in 1965.

Hayes & Harlington station is being upgraded in preparation for the opening of the Elizabeth Line (Crossrail). Within a 2 minute walk is the bus stop (E6 to Greenford or Hayes Town and 696 (school bus).

Yeading is located within the London Borough of Hillingdon which has many amenities such as Northala Fields which consists of four artificial hills which are perfect for walking and also has fishing lakes, a children's playground and cafe. Botwell Green Sports and Leisure Centre has a large and small swimming pool and a gym and the Beck Theatre offers a wide range of touring shows in a welcoming community atmosphere. There is also a Tesco Superstore, retail area and GP surgery within walking distance (5 mins).



There are many local schools in the area these include Viking Primary School, Yeading Junior School, Durdans Park Primary School, Belmore Primary Academy, Greenford High School and Uxbridge College, Hayes Campus.

