

## Woodhouse Close, Hayes, UB3 1NJ

- Mid Terraced House
- Spacious Reception Room
- Family Bathroom
- Front & Rear Garden
- EPC Rating: D
- Two Bedrooms
- Separate Modern Kitchen
- Separate Garage
- Close to Local Amenities, Schools & Transport Links
- Viewing Advised

**Asking Price £415,000**

# Woodhouse Close, Hayes, UB3 1NJ

## DESCRIPTION

Situated in a quiet residential cul-de-sac, this well-presented mid-terraced house at Woodhouse Close, Hayes, UB3 1NJ offers comfortable family living in a highly convenient and well-connected location. The property comprises two well-proportioned bedrooms, a spacious reception room ideal for both relaxing and entertaining, a separate modern kitchen, and a family bathroom.

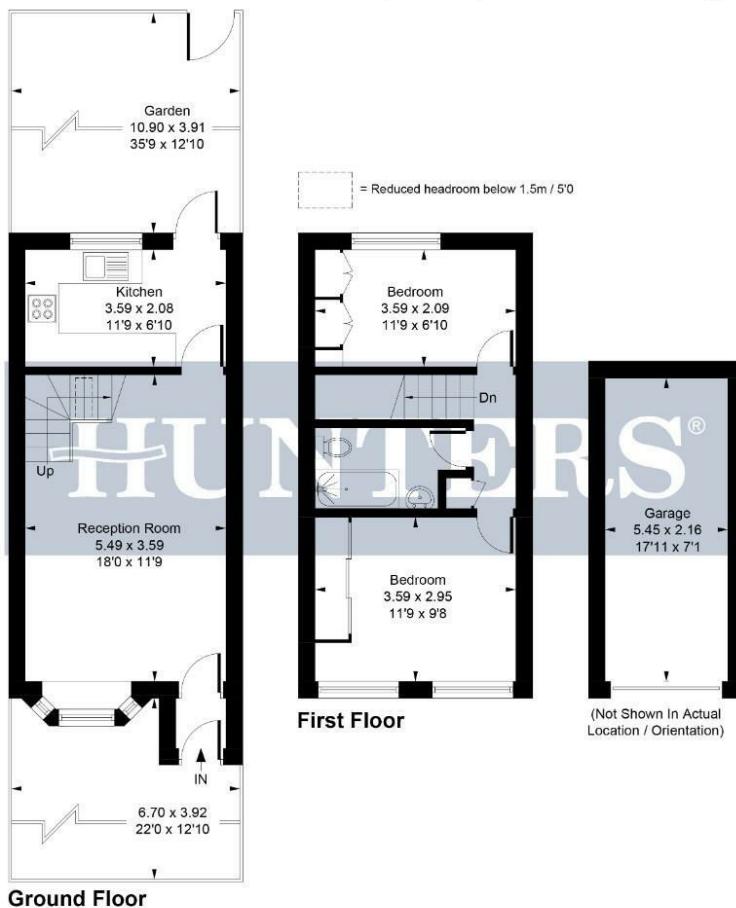
Externally, the home benefits from front and rear gardens, providing pleasant outdoor space, as well as a separate garage across the road, offering additional storage or parking.

The property is ideally located close to a wide range of local amenities, including shops, supermarkets, cafes, and schools, all within easy reach. Excellent transport links are nearby, with Hayes & Harlington Station providing fast connections into Central London and beyond, while major road networks such as the A312, A40, and M4 offer convenient access to Heathrow Airport and surrounding areas. Several nearby green spaces and parks further enhance the appeal, making this an ideal location for families and commuters.





Approximate Gross Internal Area = 57.94 sq m / 624 sq ft  
Garage = 12.19 sq m / 131 sq ft  
Total = 70.13 sq m / 755 sq ft



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.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Produced for Hunters

### Viewings

Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.