



# Parkfields

Estates



## Brentford Close , Hayes, UB4 9QG

Nestled in the tranquil cul-de-sac of Brentford Close, Hayes, this delightful detached house presents an exceptional opportunity for families seeking a peaceful yet convenient lifestyle. The property boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining.

One of the standout features of this home is its well-maintained condition throughout, ensuring that you can move in with ease and comfort. The property also offers generous parking facilities, accommodating several vehicles, which is a rare find in such a desirable location.

The front and rear gardens are truly fantastic, providing a beautiful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. These gardens enhance the overall appeal of the home, making it a perfect retreat for family gatherings or quiet evenings.

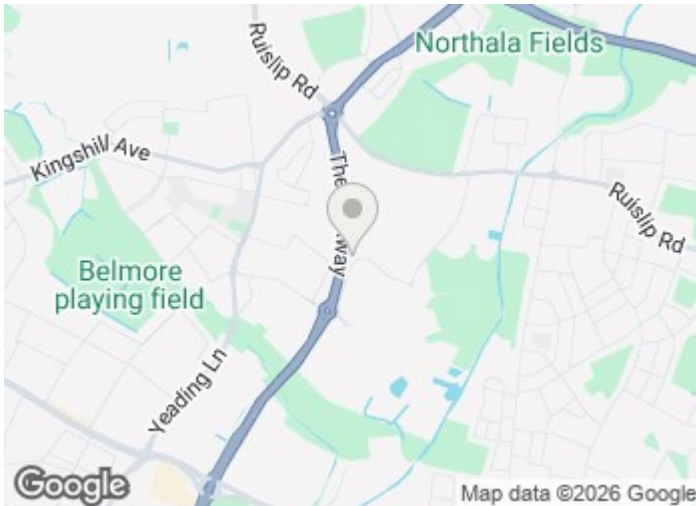
Offers In The Region Of £585,000

# 18 Brentford Close

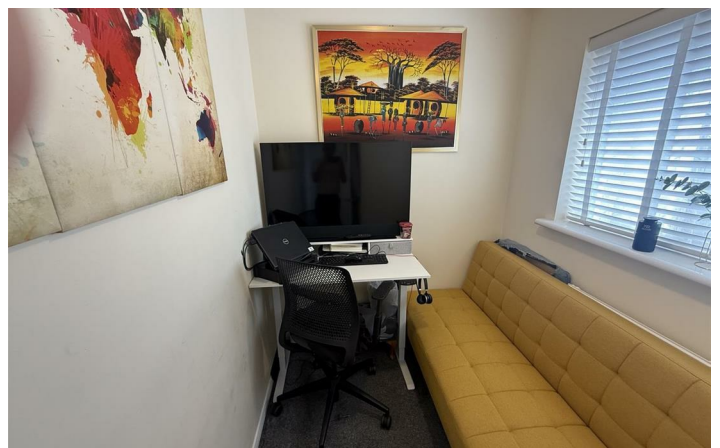
, Hayes, UB4 9QG



- EXTENDED AND ENHANCED THREE BEDROOM DETACHED FAMILY HOME
- PRIVATE DRIVEWAY AND GARAGE WITH PARKING FOR MULTIPLE VEHICLES
- EXCELLENT POTENTIAL TO EXTEND OR CONVERT FURTHER (STPP)
- CHAIN COMPLETE, HELPING FACILITATE A SMOOTHER TRANSACTION
- PRIME CUL-DE-SAC SETTING - QUIET SAFE AND FAMILY FRIENDLY
- BEAUTIFULLY MAINTAINED, LOW MAINTENANCE REAR GARDEN
- HIGHLY REGARDED LOCAL SCHOOLS WITHIN EASY REACH
- SPACIOUS REAR EXTENSION CREATING FLEXIBLE LIVING
- FIRST FLOOR FAMILY BATHROOM PLUS CONVENIENT GROUND FLOOR WC
- TESCO SUPERSTORE WITHIN WALKING DISTANCE

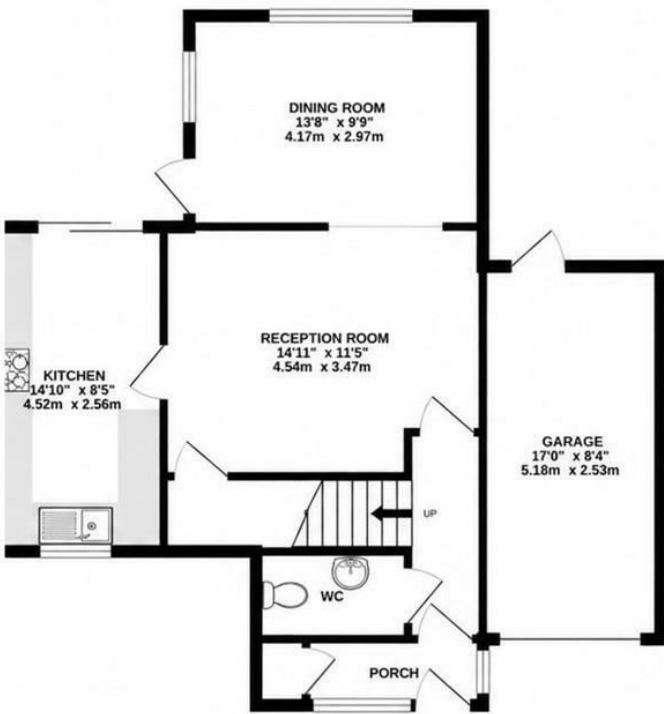


Directions

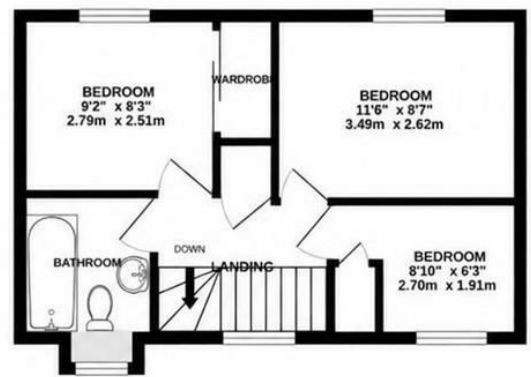


# Floor Plan

**GROUND FLOOR**  
694 sq.ft. (64.5 sq.m.) approx.



**1ST FLOOR**  
351 sq.ft. (32.6 sq.m.) approx.



**TOTAL FLOOR AREA: 1044 sq.ft. (97.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	