



## 2 bed bungalow to buy in UB4

Westacott, Hayes, Middlesex, UB4 8AQ

**£450,000** Starting Bid

🏠 x2 🚗 x1 🚗 x2

Tenure

**Freehold**

Garage parking

## Property features

- ✓ Chain Free
- ✓ Online Bidding
- ✓ Starting Bid £450,000
- ✓ Secure Sale
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000.

This charming semi-detached bungalow is located on one of the most desirable roads in the area and presents an excellent opportunity for those seeking a comfortable and convenient living space.

The property boasts two well-proportioned bedrooms, ideal for a small family or professionals looking for extra space. The interior is bright and airy, with a modern kitchen and a cosy living area perfect for relaxing or entertaining guests.

Outside, the property benefits from a larger than average garden, ideal for enjoying the outdoors during warmer months. Additionally, there is off-street parking and a garage, providing ample space for vehicles or additional storage.

Situated in a desirable location, this property offers easy access to local amenities, schools, and transport links, making it a fantastic choice for those looking for a peaceful yet convenient lifestyle.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: Bungalow

Parking: Garage

Year built: 1960

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Westacott, Hayes, Middlesex, UB4 8AQ

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,  
london@pattinson.co.uk, www.pattinson.co.uk**

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