



- Two bedroom apartment
- Ground Floor
- Popular North Hayes location
- No onward chain

## 39 Homefield Close, Hayes, Middlesex, UB4 9AS

Guide Price £235,000

Two-bedroom ground floor apartment on sought-after Homefield Close, North Hayes. Offered chain free, the property features a fitted kitchen, spacious living room, two well-proportioned bedrooms, family bathroom, communal gardens and allocated parking. Ideally located close to Uxbridge Road and Yeading Lane, with excellent transport links, local shops and highly regarded schools nearby. Approximately 89 years remaining on the lease.



## Property Description

### PROPERTY

Offered to the market with no onward chain, this well-proportioned two-bedroom ground floor apartment presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

The accommodation comprises an entrance hall leading to a 10ft kitchen, a bright and spacious 13ft living room with direct access to the communal gardens, a 12ft principal bedroom, a 12ft second bedroom, and a family bathroom.

### OUTSIDE

Externally, the property benefits from allocated parking and well-maintained communal gardens, predominantly laid to lawn, providing an attractive outdoor space for residents to enjoy.

### LOCATION

Homefield Close is a popular residential road in North Hayes, ideally positioned for easy access to a wide range of local amenities. Uxbridge Road and Yeading Lane are both nearby, offering an excellent selection of shops, supermarkets, cafés, and convenient bus and road links, while several highly regarded schools are within easy reach. The A312 is close at hand, providing direct access to Heathrow Airport, the M4, M25, and A40, making it an ideal location for commuters. Yeading Marina Retail Park is also nearby, home to major retailers including Tesco and a variety of restaurants and leisure facilities.

### TENURE

London Borough of Hillingdon

No onward chain

Service charge is £1920 This is with Wright Property Management Ltd

Ground rent is £250 per year

There are 89 years remaining on the lease. The lease started from 125 years from 1990





## Homefield Close UB4

Approx. Gross Internal Floor Area  
48.6 Sq M - 524 Sq Ft

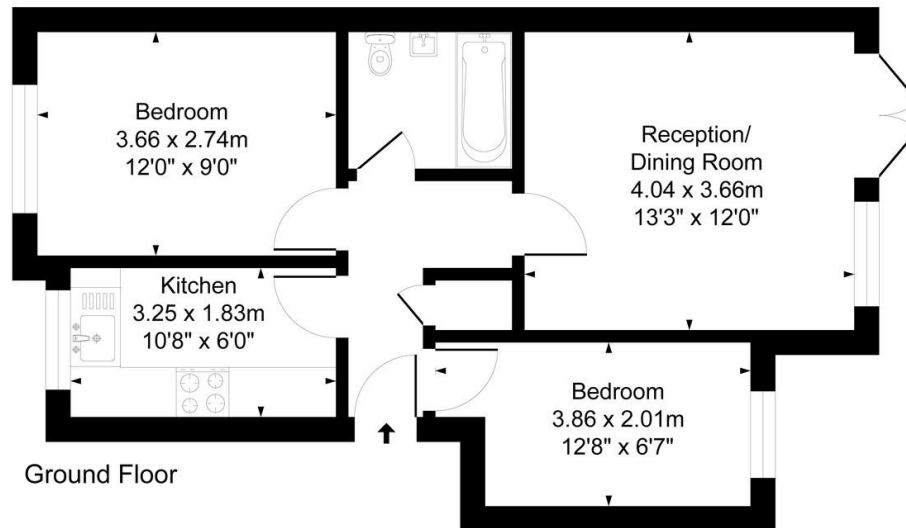


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

Hillingdon office  
11 Crescent Parade  
Hillingdon  
UB10 OLG

Uxbridge office  
41 Belmont Road  
Uxbridge  
UB8 1QT

Hillingdon office 01895 231311  
Uxbridge office 01895 707777  
info@andrewsresidential.co.uk  
www.andrewsresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Andrews Residential is a trading name of Halcedix Limited, a limited company incorporated in England and Wales under registration number 10898495