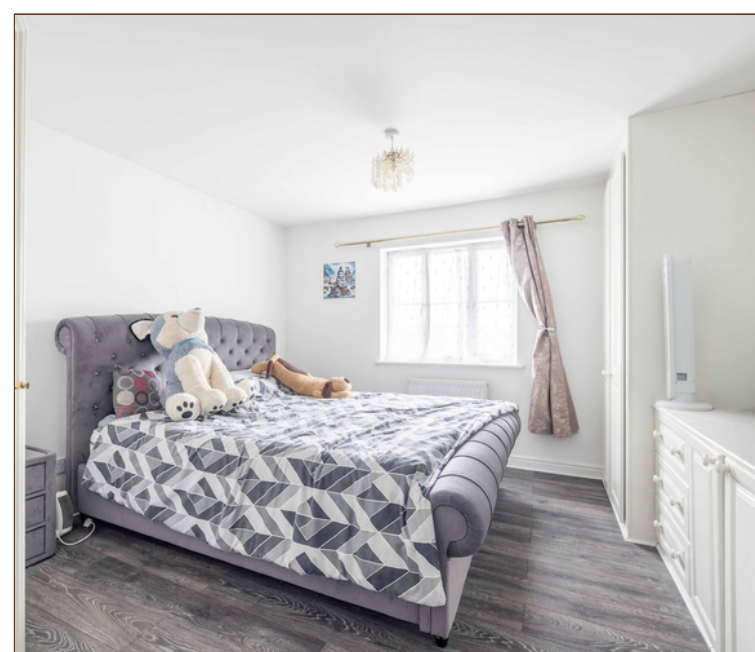




Oakwood Estates are delighted to present this spacious and recently redecorated, three-bedroom extended townhouse, offering generously proportioned accommodation arranged over three floors. The property features a principal bedroom with en-suite shower room, four WCs, and two reception rooms, making it an ideal family home.

The ground floor comprises an integral garage with potential for conversion into additional living accommodation (subject to the necessary planning permissions), a guest WC, a modern fitted kitchen, and a double-glazed conservatory/dining room overlooking the rear garden.

On the first floor, there is a bright and spacious lounge, a further WC, and a well-proportioned double bedroom.

The second floor offers a principal bedroom with en-suite shower room and WC, a single bedroom, an additional shower room with WC, and access to the loft space.

Externally, the property benefits from a south-facing rear garden, mainly laid to lawn with a patio area, perfect for outdoor entertaining. To the front, there is a private driveway providing off-street parking for two vehicles.

Rose Park Close is a modern residential cul-de-sac situated just off Yeading Lane. The location is convenient for local shops, a selection of well-regarded schools, and direct bus links to Hayes Elizabeth Line Station. Excellent road connections via the Hayes By-Pass provide easy access to the A40, Southall Broadway, Heathrow Airport, and the M4, making it ideal for commuters.



Property Information

- 

FREEHOLD PROPERTY
- 

3 BEDROOMS
- 

2 RECEPTIONS
- 

DRIVEWAY PARKING
- 

CONSERVATORY
- 

COUNCIL TAX BAND E (£2,500 P/YR)
- 

2 BATHROOMS
- 

SOUTH FACING REAR GARDEN
- 

A SHORT WALK TO THE LOCAL SCHOOLS AND SHOPS
- 

CLOSE TO LOCAL MOTORWAY LINKS



x3

Bedrooms



x2

Reception Rooms



x2

Bathrooms



x1

Parking Spaces



Y

Garden



Y

Garage

Tenure

Freehold Property

Council Tax Band E

E (£2,500 p/yr)

Plot/Land Area

0.03 Acres (122.00 Sq.M.)

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

Schools

The local area has a strong selection of nearby schools within easy walking distance, making it convenient for families with children of different ages. Options include Yeading Junior School and Yeading Infant and Nursery School, which together provide early years and primary education close to home. Slightly further out are schools such as Barnhill Community High School and Brookside Primary School, along with Belmore Primary Academy, all offering accessible primary and secondary education options. Families can also access The Willows School, Downe Manor Primary School, and Viking Primary School, expanding the range of nearby choices. Further still are St Raphael's Catholic Primary School and Grange Park Junior School, rounding out a well-served local education network within easy reach.

Transport

The local area benefits from a range of nearby transport links, offering convenient connections for commuting and travel across London and beyond. Southall Station provides fast rail services into central London and towards surrounding areas, making it a key hub for local residents. Nearby Hayes & Harlington Station offers additional rail connections, including access to major routes and Heathrow Airport services. For underground travel, both Northolt Underground Station and South Ruislip Underground Station provide links into the wider London Underground network, giving residents flexible options for commuting into central London and other parts of the city, with many local bus routes further enhancing accessibility across the area.

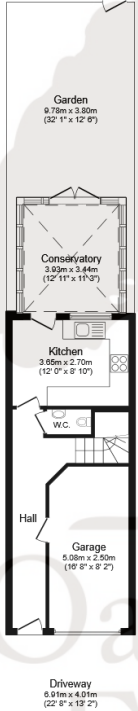
Area

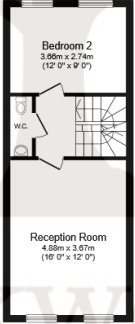
The local area around Rose Park Close, offers a quiet residential setting with a strong sense of community and easy access to everyday amenities. Situated in Hayes, the neighbourhood is well connected, with nearby road links and public transport options making travel across West London and into central areas straightforward. Residents benefit from a range of local schools, parks, and green spaces within a short distance, creating a family-friendly environment. Shops, supermarkets, and essential services are also easily accessible, providing convenience for day-to-day living. Overall, the area combines suburban comfort with good connectivity, making it a practical and well-located place to live.

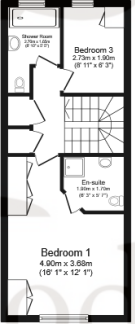
Council Tax

Band E

Floor Plan







Ground Floor

First Floor

Second Floor

Total floor area: 116.9 sq.m. (1,258 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)



Oakwood Estates

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

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

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