



## Wimborne Avenue , Hayes, Middlesex, UB4 0HQ

**Rental £2,700 pcm**  
4 bedroom House available 09 March 2026

\* Unfurnished

### Description

FOUR BED TWO BATH FAMILY HOME!! Simple Estates are delighted to present to the market this four bed family home just off Yeading Lane. This property is perfect for a large family and comprises of two receptions, kitchen, four generously sized bedrooms, family bathroom, downstairs shower room, private rear garden, off street parking and decorated throughout. Location: Situated close to Yeading Lane, 140/E6/90/207 bus routes, junctions A312/M4/A40, choice of schools supermarkets and local amenities spread across Uxbridge Road.

### Accommodation

All measurements are approximate.

### Further Information

The deposit required is £3,115.38

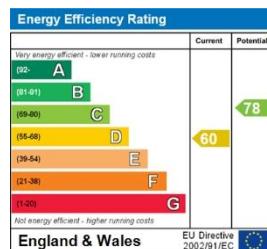
The landlord has requested to include Garage is not included in rental as landlord is retaining this. The Tenants agree not to block access to the garage at any time

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means, Retired

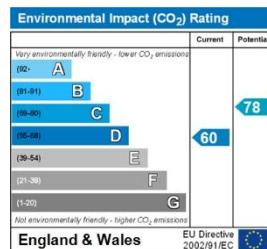
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



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



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the more environmental friendly the home is.

Property Ref: inst-6062

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Simple Residential LTD, 2026. Simple Residential LTD Registered in England No. 06339918