



## Botwell Lane, Hayes, UB3 2AQ

- Four/Five Bedrooms
- Three Bathrooms
- Fantastic Condition
- Very Generous Rear Garden
- Fantastic Location
- Semi Detached
- Vastly Extended
- Off Street Parking
- Brick Built Outbuilding
- EPC Rating C

**Asking Price £635,000**



# Botwell Lane, Hayes, UB3 2AQ



**\*VASTLY EXTENDED - GREAT CONDITION - OUTBUILDING - NO CHAIN\***

Situated on Botwell Lane, Hayes is this vastly extended, four/five bedroom semi detached home being offered for sale with NO ONWARD CHAIN. The property boasts spacious accommodation throughout and is in a prominent location being within close proximity to schools, amenities and transport links.

The property comprises entrance hall, sitting room/fifth bedroom, reception room, open plan kitchen/diner with integrated appliances, ground floor shower room, three first floor bedrooms with a separate bathroom suite and master bedroom to the second floor with the benefit of its own en-suite bathroom. Outside, the property has a generous, well kept rear garden with the added benefit of a brick built outbuilding, to the front of the home you have off street parking and further parking available on the street.

This property is well located for local shops and amenities being such a short distance away from Hayes town. You have multiple transport links connecting you to areas such as Southall, Uxbridge, Hillingdon and Yeading a long with being within walking distance to the Hayes and Harlington station, which is soon to be Crossrail giving you short and quick access into Paddington within 20 minutes.





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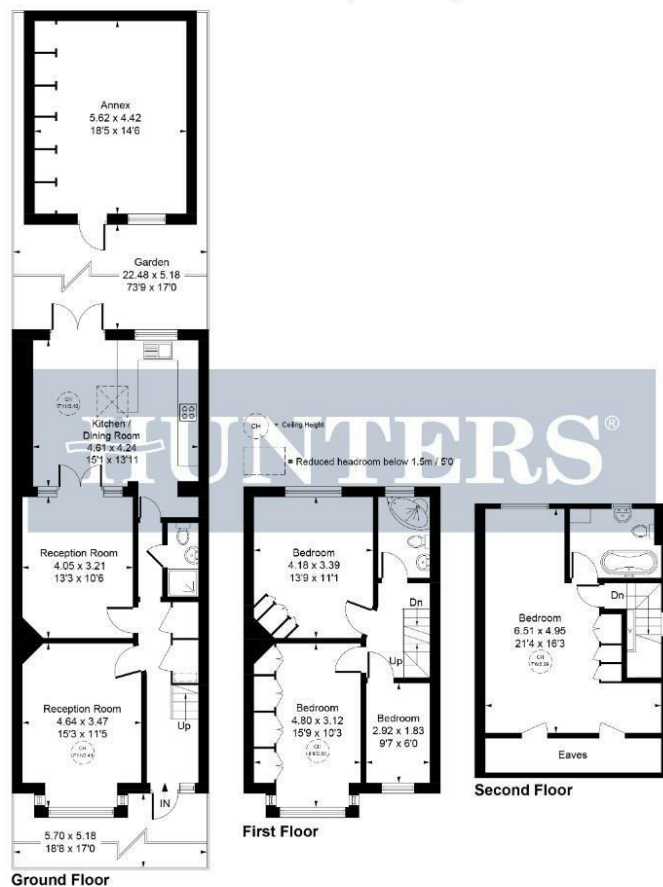


Approximate Gross Internal Area (Excluding Void)

142.85 sq m / 1538 sq ft

Annex = 24.81 sq m / 267 sq ft

Total = 167.66 sq m / 1805 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Produced for Hunters

### Viewings

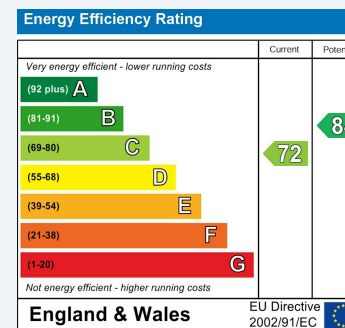
Please contact [hayes@hunters.com](mailto:hayes@hunters.com) if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

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



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.