



## Yeading Lane, , Hayes, UB4 0EZ

- Three Bedrooms
- Fantastic Condition
- Generous Rear Garden w/ Parking At The Rear For Multiple Cars
- Fitted Three Piece Bathroom Suite
- EPC Rating D

- Semi Detached House
- Modern Fitted Kitchen w/ Breakfast Bar
- Potential To Develop & Extend Further (STPP)
- Large Reception Room
- Walking Distance To Transport Links, Shopping Facilities & Local Schools

**Asking Price £540,000**



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## DESCRIPTION

Situated on Yeading Lane in North Hayes is this well presented, extended, three bedroom semi detached home offered for sale in great condition throughout. The property has great scope to extend and develop further subject to planning permission and is perfect for families.

The property comprises entrance foyer, open plan sitting/dining room, modern fitted kitchen with a breakfast bar, three first floor bedrooms and a three piece bathroom suite. Outside the property has a front garden, generous part lawn part patio rear garden and parking to the rear for multiple cars with access from Carlyon Road.

The property is within close proximity to transport links, shopping facilities, local schools and parks. The Uxbridge Road is a short drive away along with access to the A312/A40/M25/M4 motorway links. The Hayes and Harlington mainline station is also in a commuting range, now servicing the Elizabeth Line providing greater access to inner and outer London.

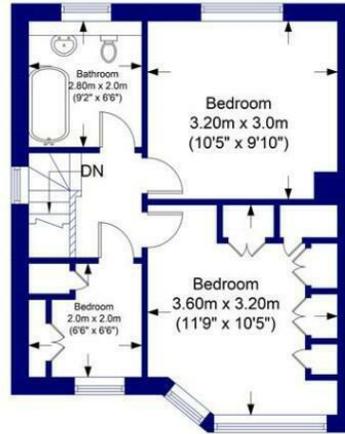




Approximate Gross Internal Floor Area : 84.40 sq m / 908.47 sq ft  
 Garden Measurement - (16.0m x 7.0m = 52'5" x 22'11")



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser

### Viewings

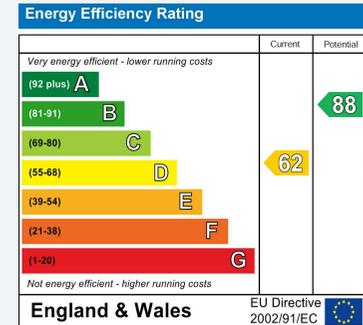
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

