







Minet Drive, Hayes, UB3 3JW

- Three Bedrooms
- Large Rear Garden
- Popular Residential Street
- Large Reception Room
- EPC Rating TBC
- Semi Detached
- NO CHAIN
- Great Potential to Extend (STPP)
- Shared Driveway with Potential to Create Off Street Parking
- Council Tax Band D

HUNTERS®
HERE TO GET *you* THERE

Asking Price £485,000

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DESCRIPTION

Situated on Minet Drive in Hayes Town is this great opportunity to acquire a blank canvas which offers great scope to extend and make your own. The property is situated on a popular residential street and would be great for first time buyers or buy to let investors.

The property comprises entrance hall, ground floor bathroom suite, separate fitted kitchen and separate lounge and three first floor bedrooms. Outside the property has a front garden alongside a generous rear garden, you also have the added benefit of a shared drive entrance with a garage to the rear which can be re-built or possibly converted into a brick built outbuilding subject to planning permission.

Minet Drive is well located for local schools, amenities and shops a long with being within a close proximity to the Hayes and Harlington mainline station which services the Elizabeth Line. The A312/A40 motorway links are also a short drive away connecting you to inner/outer London and Heathrow Airport! Call today to register your interest as demand is high!









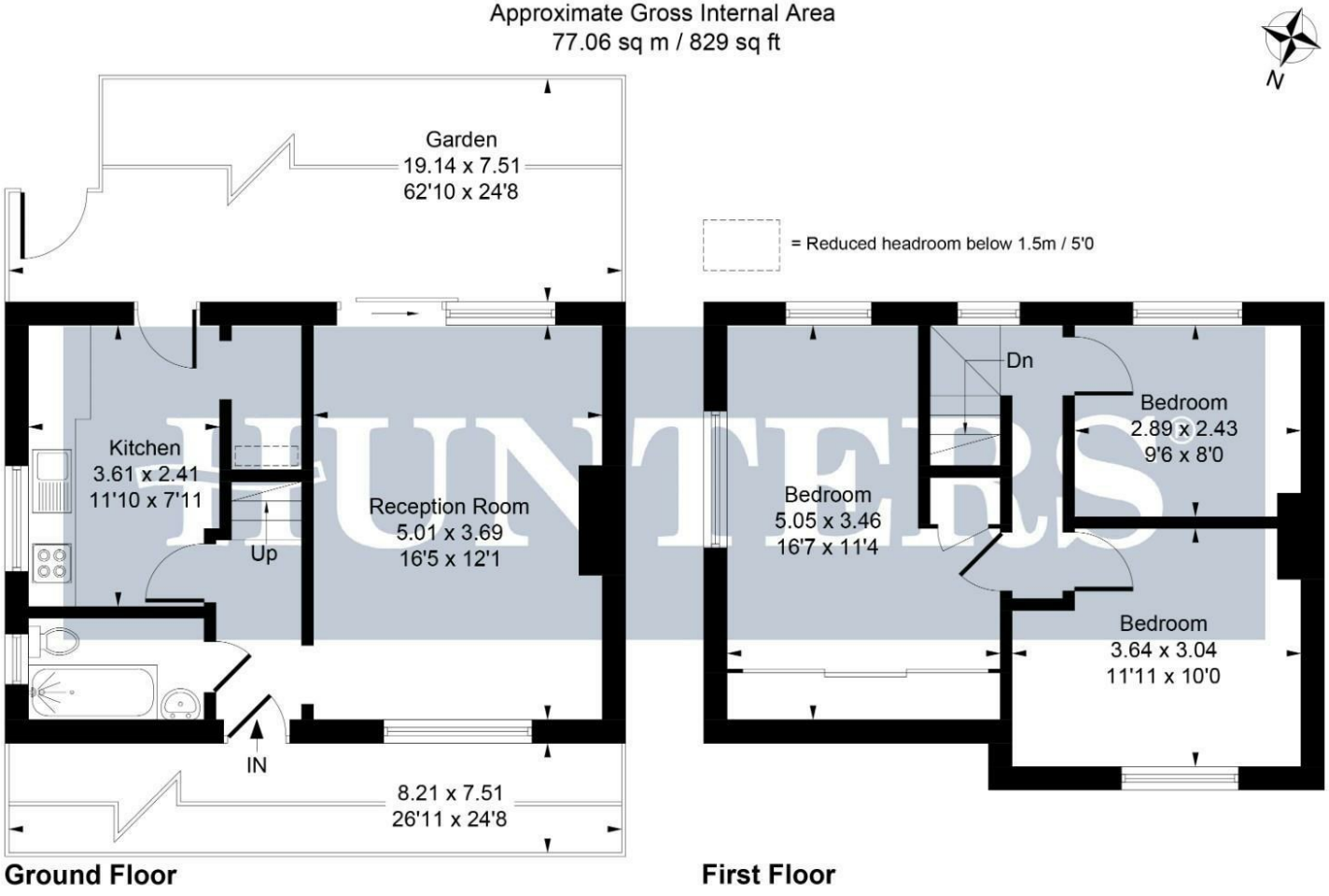








Approximate Gross Internal Area
77.06 sq m / 829 sq ft



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 purchase.
Produced for Hunters

Viewings

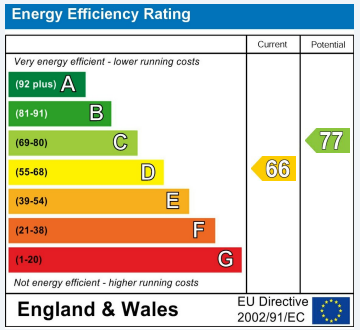
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

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