







Uxbridge Road, Hayes, UB4 8HP

- Three Generous Sized Bedrooms
- Halls Adjoining
- Large Rear Garden in Excess of 90ft
- Fantastic Scope to Extend & Develop (STPP)
- EPC Rating D / Council Tax Band F
- Bay Fronted Semi Detached Residence
- Own Driveway & Single Garage
- Through Lounge & Separate Sitting Room
- RARELY AVAILABLE!
- Viewings Highly Recommended

Asking Price £675,000

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HERE TO GET *you* THERE

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Hunters Estate Agents are delighted to offer for sale this rarely available and characterful home on the Uxbridge Road in Hayes which also has the benefit of being sold with NO ONWARD CHAIN. Properties on this stretch are rarely on the market and sits on a generous plot offering scope for expansion and development subject to planning permission.

With halls adjoining, the property comprises entrance hall, separate through lounge reception room, fitted kitchen, separate sitting room, three generously sized bedrooms and a three piece bathroom suite. Outside, the property has its own driveway with space to the side leading to a single detached garage, to the rear a large garden measuring in excess of 90ft in length and 25ft in width.

Situated on the popular Uxbridge Road in Hayes, the property enjoys a convenient location with an excellent range of local amenities close by. Hayes Town is within easy reach, offering a variety of shops, supermarkets, cafés and restaurants, while the nearby Hayes & Harlington Station provides Elizabeth Line services into Central London and beyond. The area is well served by local bus routes, providing convenient connections to Uxbridge, Southall and surrounding areas. For motorists, the A312, M4 and M25 are also readily accessible, making this an ideal location for commuters. A selection of local schools, parks and recreational facilities can also be found nearby.









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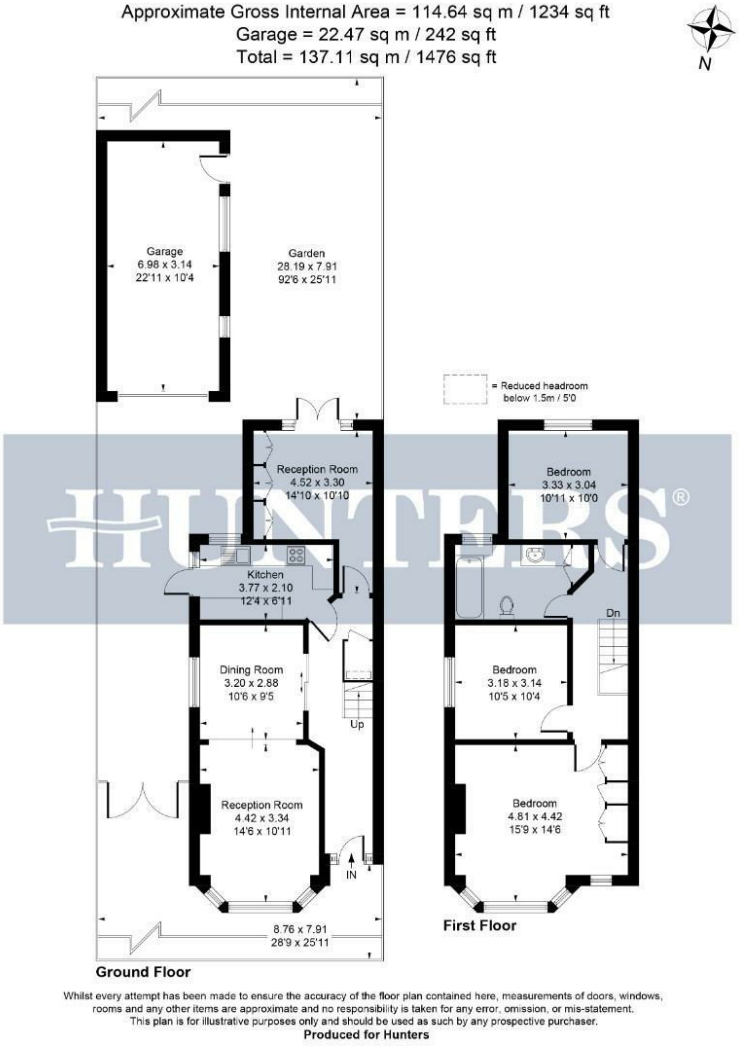








Approximate Gross Internal Area = 114.64 sq m / 1234 sq ft
Garage = 22.47 sq m / 242 sq ft
Total = 137.11 sq m / 1476 sq ft



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

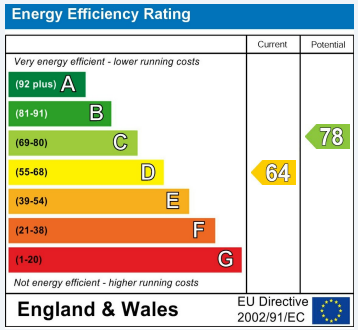
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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