



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

# Dawley Road, Hayes, UB3 1ND

Asking Price £1,200,000



Situated on Dawley Road in South Hayes is this unique development opportunity comprising two, three bedroom semi detached dwellings with adjoining land. The properties are offered for sale in great condition throughout and provides huge scope to develop and extend subject to planning permission. A site of this nature is rarely available and measures approximately 0.164 acres (approximately 7,143 Sq. Ft).

Both dwellings benefit from front, side and rear gardens, modern fitted kitchens and bathrooms, two reception rooms each along with three first floor bedrooms. Being on Dawley Road you are within close proximity to bus links, Hayes and Harlington mainline station which now services the Elizabeth Line, local schools, Heathrow Airport and the M4/A312/M25 motorway links are a short drive away. Viewings are highly recommended to appreciate what this stunning home offers, contact our branch for more information and to get an appointment.



## KEY FEATURES:

- Substantial Plot on Dawley Road
- Two 3 Bedroom Semi Detached Dwellings w/ Adjoining Land
- Development Opportunity
- Both Properties in Great Condition
- Modern Fitted Bathrooms & Kitchens
- NO ONWARD CHAIN
- Popular Location
- Close Proximity to Hayes Town
- Viewings Highly Recommended
- Parking & Rear Gardens for Both Properties

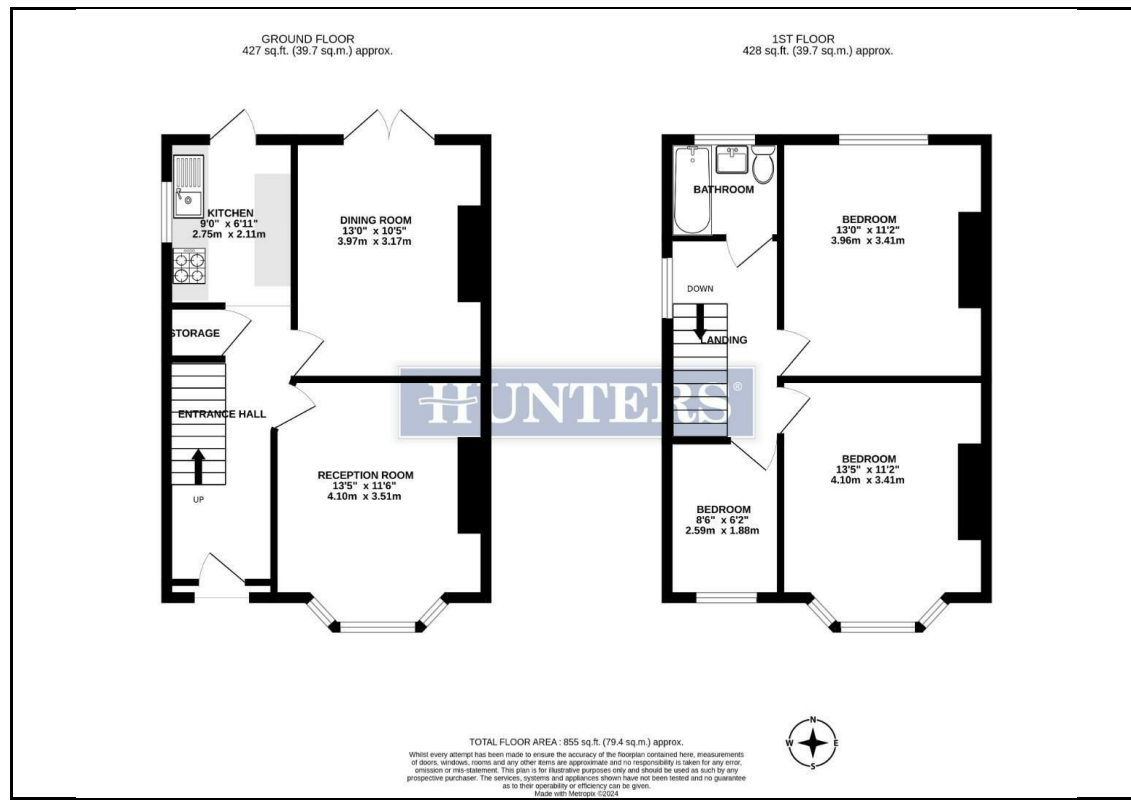
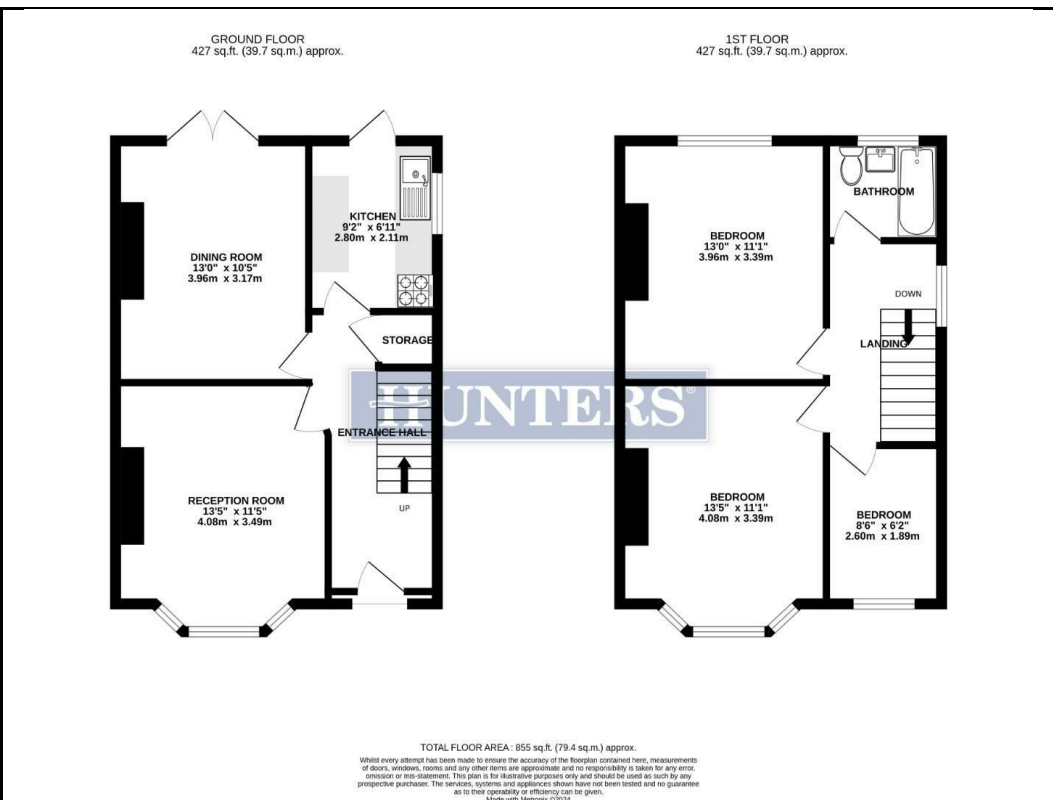


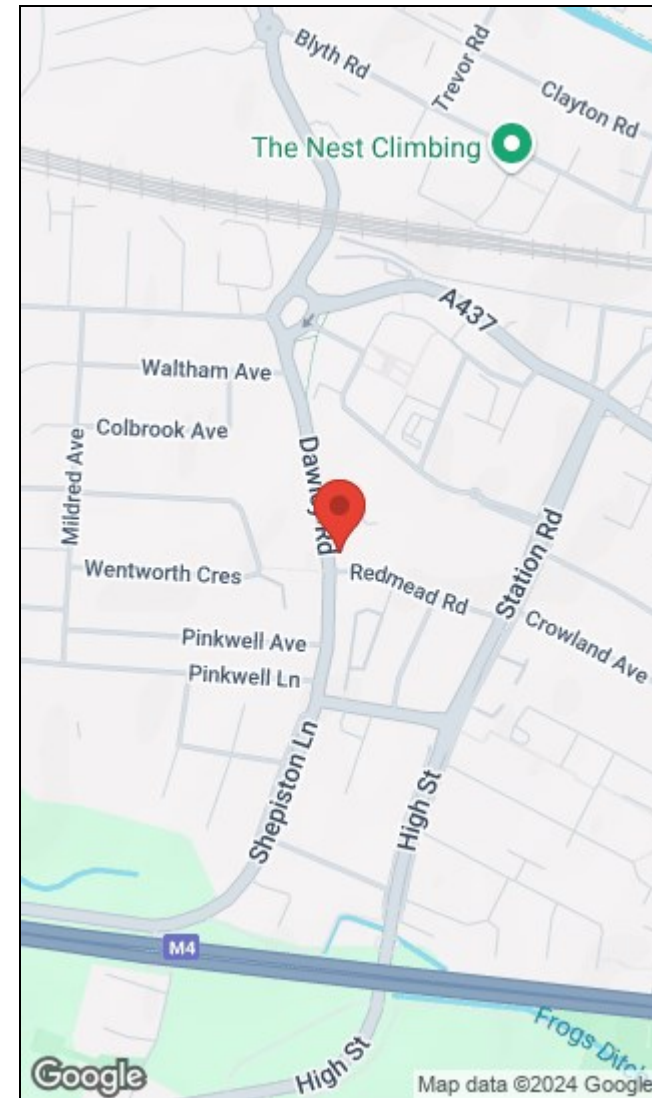
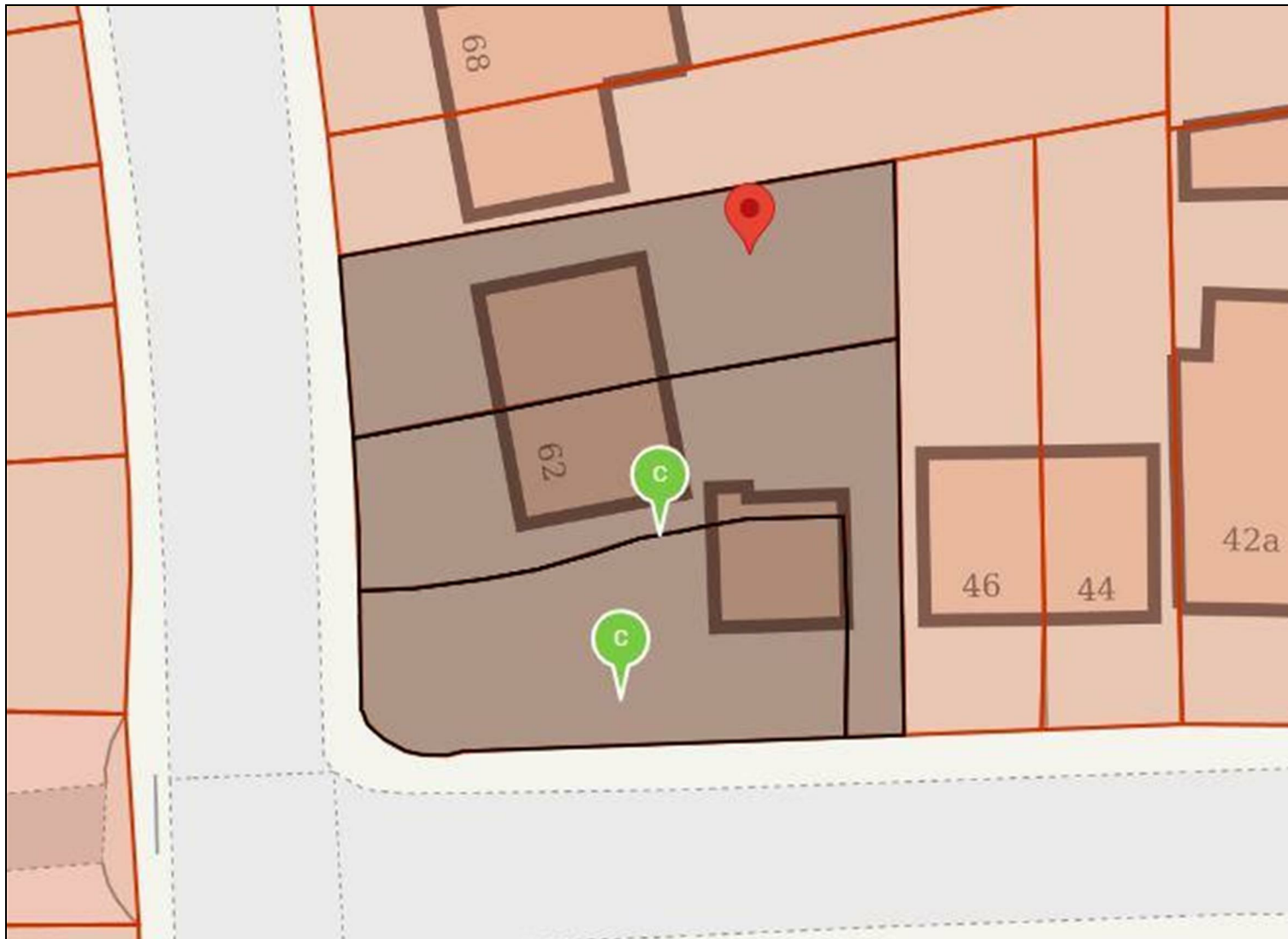












Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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