







Nield Road, Hayes, UB3 1SQ

- Semi-Detached House
- Two Separate Reception Rooms
- Own Driveway
- Blank Canvas
- Close to Local Amenities, Schools & Transport Links
- Three Bedrooms
- First Floor Separate Toilet & Washroom
- Front & Rear Garden
- Potential to Extend to Side, Rear & Loft (STPP)
- EPC Rating: D/Council Tax Band: D

Asking Price £550,000

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Situated on a well-established residential road in Hayes, this three-bedroom semi-detached home presents an exciting opportunity for buyers seeking a spacious family property with excellent potential to modernise, personalise, and extend (subject to the usual planning permissions).

Offering well-balanced accommodation throughout, the property is a true blank canvas, ideal for those looking to create their perfect home in a highly convenient location.

The ground floor comprises two separate reception rooms, providing flexible living and dining spaces ideal for family life, entertaining, or home working. The second reception room benefits from direct access to the rear garden, creating a seamless indoor-outdoor flow, while the separate kitchen also offers direct garden access for added practicality.

Upstairs, the first floor features three bedrooms, including two generous double bedrooms with built-in storage, alongside a third bedroom ideal as a child's room, nursery, or office. The layout is complemented by a separate first-floor toilet and washroom, offering convenience for busy households.

Externally, the property boasts an own driveway leading to a lean too, providing valuable off-street parking and extension options. The home also benefits from both front and rear gardens, with the rear garden offering excellent outdoor space and clear scope for landscaping, extension, or further development (STPP).

Nield Road is conveniently located close to a wide range of local amenities, including shops, supermarkets, cafes, and restaurants within Hayes Town Centre. For commuters, the property offers easy access to Hayes & Harlington Station (Elizabeth Line), providing fast and direct routes into Central London, Heathrow Airport, and Canary Wharf. Multiple local bus routes serve the area, while the A312, M4, and M25 are all easily accessible for motorists.









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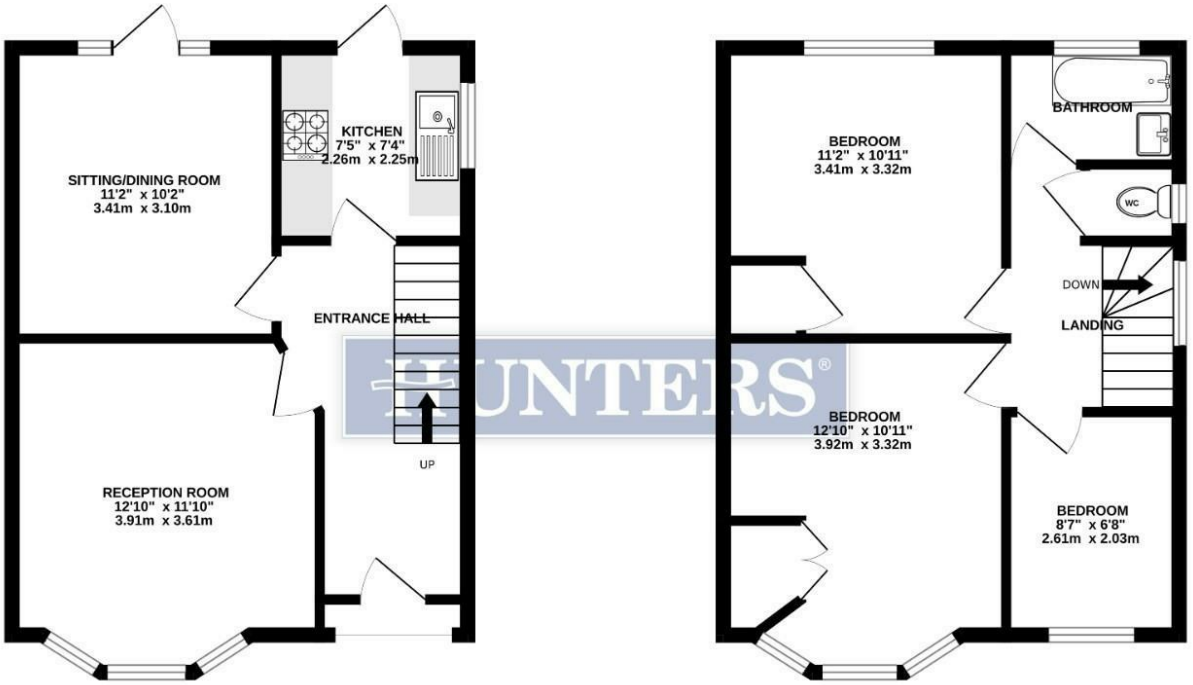






GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

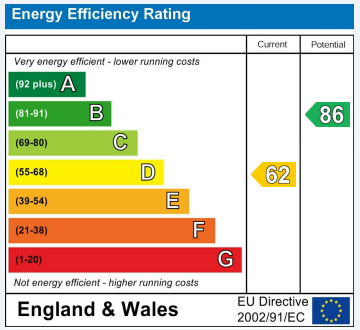
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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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