







# Minet Drive, Hayes, UB3 3JP

- Three Bedrooms
- Own Driveway
- Front, Rear and Side Gardens
- Quiet Location
- EPC Rating D
- Detached House
- Ground Floor WC
- Further Potential to Extend (STPP)
- First Floor Bathroom Suite
- Council Tax Band D

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HERE TO GET *you* THERE

## Asking Price £524,000

# Minet Drive, Hayes, UB3 3JP

## DESCRIPTION

Situated on Minet Drive in Hayes is this unique and rarely available detached three bedroom home being offered for sale. The property is situated in a quiet location and is still within close proximity to Hayes Town.

The property comprises entrance hall, ground floor wc, fitted kitchen, separate reception room, three first floor bedrooms and three piece bathroom suite. Outside the property has its own driveway along with space to the side and large rear garden. The property also provides further potential to extend 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!







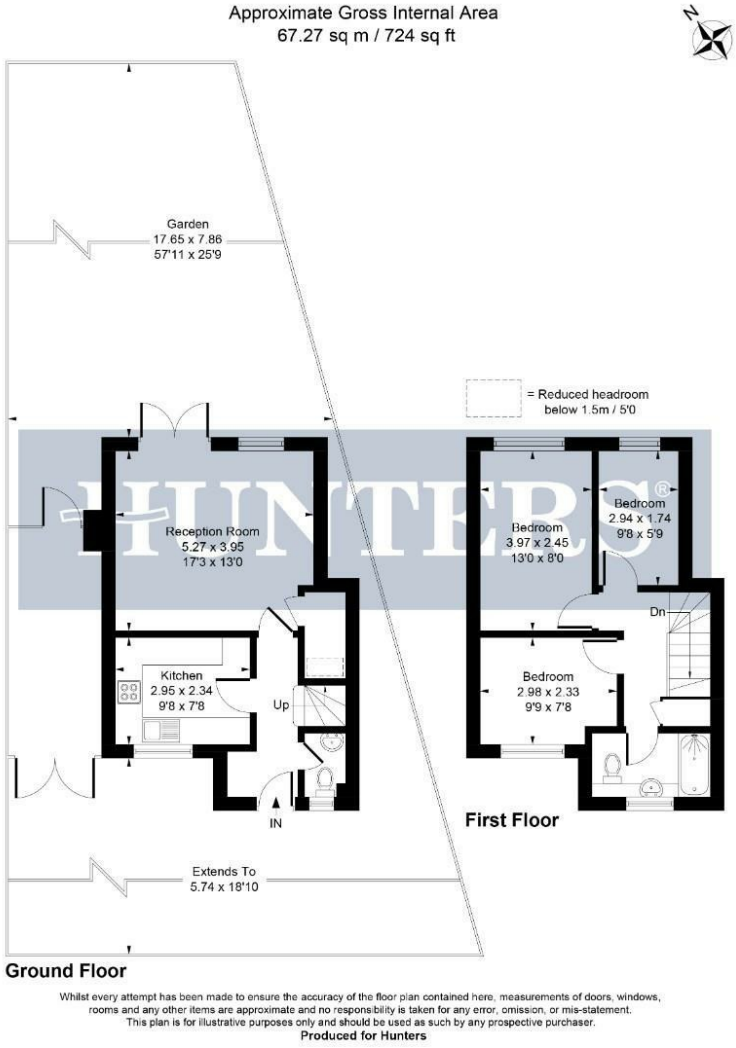













Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

## Viewings

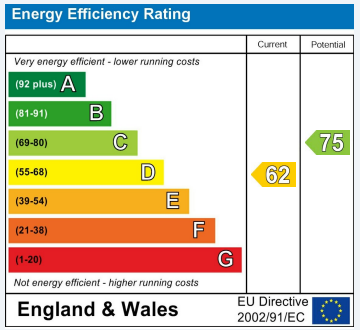
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

## 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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