



Botwell Lane, Hayes

Asking Price £549,950



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DESCRIPTION

Situated on Botwell Lane, Hayes Town is this three bedroom, end of terraced home which is set in a prominent and imposing corner plot position. The property offers fantastic scope to extend and develop subject to planning permission along with being situated in a great location just moments away from Hayes Town Centre.

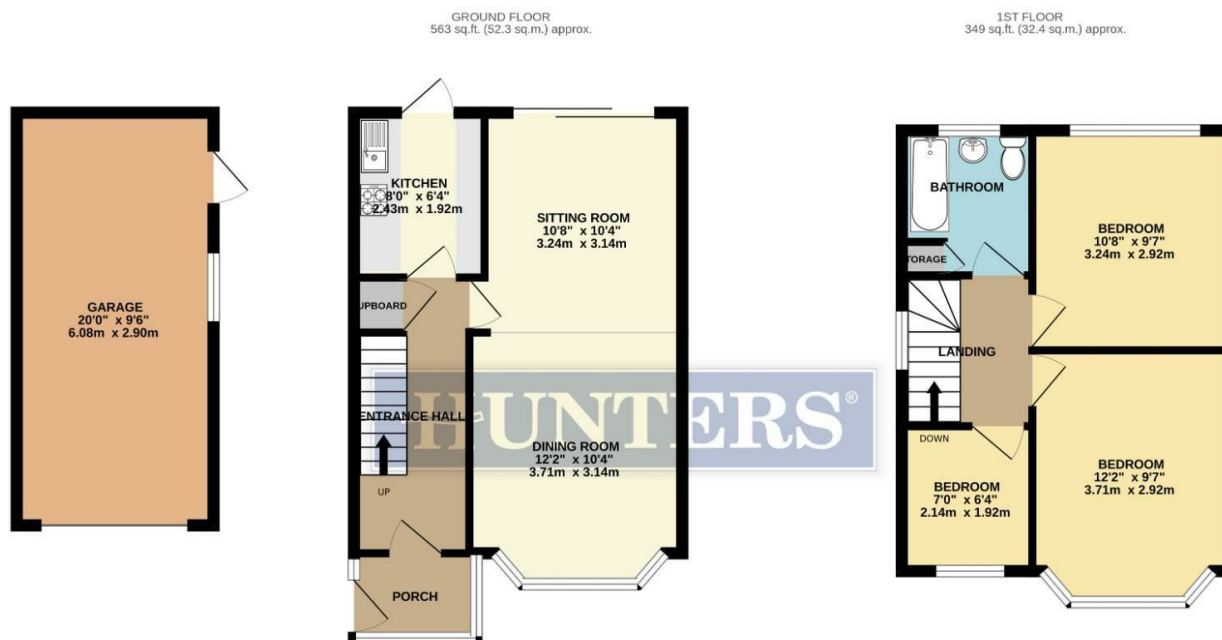
The property comprises entrance porch, hallway, galley kitchen, open plan sitting/dining room, three first floor bedrooms, bathroom suite and ample storage throughout. Externally the property has rear, side and front gardens along with its own driveway to the garage.

Botwell Lane is situated in the heart of Hayes Town and is within walking distance to local amenities, shopping centres, transport links and local schools. You are a short drive away from Uxbridge Road connecting you to the A40/A312 with further access to Heathrow Airport, Stockley Park and the M4/M25 corridors. The Hayes and Harlington Station is also 0.5 miles away from the property, now servicing the Elizabeth Line making access in London much greater.

- Corner Plot
- Three Bedroom
- End Of Terraced Home
- Fantastic Scope To Extend & Develop (STPP)
- Generous Front Garden
- Own Drive To Garage
- Fantastic Location
- Walking Distance To Hayes Town Centre
- 0.5 Miles From Hayes & Harlington Mainline Station
- EPC Rating TBC







TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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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.

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

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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