







Hitherbroom Road, Hayes, UB3 3AF

- Three Bedrooms
- Own Drive to Garage
- Good Condition & Well Presented Throughout
- Sought After Street & Popular Location
- Large Reception Room & Additional Conservatory
- Semi Detached
- Generous Rear Garden (Approximately 100ft)
- Huge Potential to Extend (STPP)
- Approximately 1,171 Sq. Ft (108.74 Sq. M)
- EPC Rating: C

Offers Over £625,000

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Situated on a ever so popular road in Hayes on Hitherbroom Road, is this well presented, three bedroom semi detached home. The property offers huge scope with potential to extend and develop subject to planning permission, viewings are highly advised as properties on this road do not come up very often!

The property comprises entrance hall, modern fitted kitchen, large reception room, conservatory with underfloor heating, three first floor bedrooms and a modern bathroom suite. Outside, the property has its own driveway, generous rear garden measuring approximately 100 feet along with a separate single garage. Further benefits include gas central heating and double glazing throughout.

Hitherbroom Road is situated within easy reach to local amenities, transport links and schools. The Uxbridge Road is a short drive away along with the A312/A40 motorway links. The Elizabeth Line is within commuting range now servicing access into inner and outer London and including links the Heathrow Airport.









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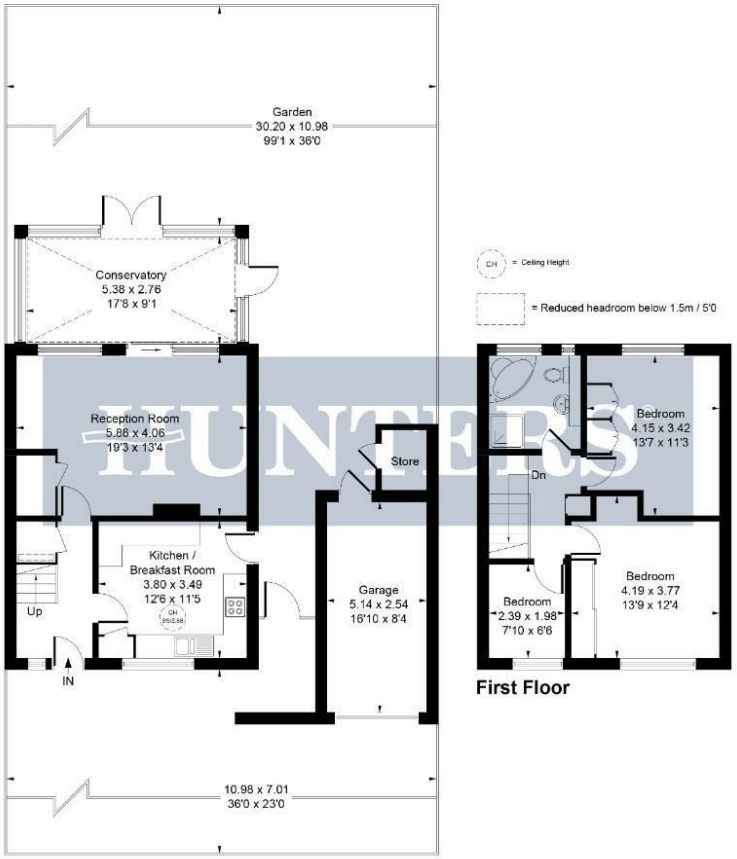
Approximate Gross Internal Area = 108.74 sq m / 1171 sq ft
Garage = 14.15 sq m / 152 sq ft
Store = 1.78 sq m / 19 sq ft
Total = 124.67 sq m / 1342 sq ft



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

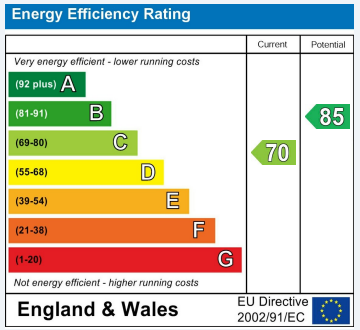
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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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