







Church Road, Hayes

- Ground Floor Commercial Premises
- No Chain
- Plans Approved for a Two Bedroom, Two Bathroom Flat
- Popular Location & Close Proximity to Schools, Transport Links & Amenities
- Viewings Highly Recommended
- Share of Freehold
- Private Rear Garden/Parking
- Approximately 98 Sq. M (1,054.86 Sq. Ft)
- EPC Rating: C
- Existing & Proposed Plans Available

Tenure: Share of Freehold

Asking Price £325,000

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Church Road, Hayes

DESCRIPTION

Situated on Church Road in Hayes is this freehold, ground floor commercial premises offered for sale with NO ONWARD CHAIN and having plans approved to convert into a two bedroom, two bathroom flat.

The current layout comprises front and side entrance points, office/shop/showroom to the front of the premises, two separate toilets, 3 storage rooms including decent size boiler room and a large multi purpose room to the rear. Outside the property has a private rear garden/parking space with rear access available.

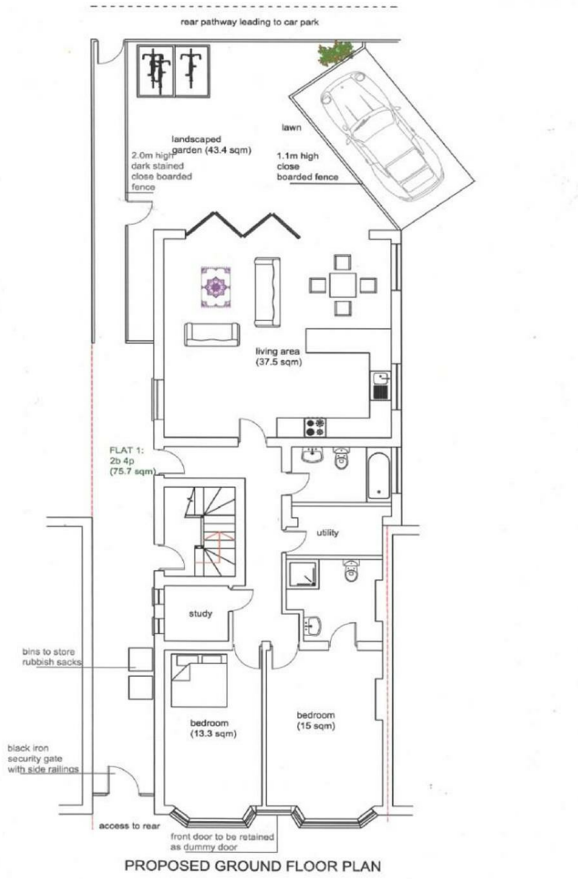
The proposed plans as attached comprises two bedrooms, two bathrooms, study, utility room and a large open plan living are with kitchen/diner.

Church Road is a popular and prime residential road in Hayes and is within close proximity to a variety of different schools, amenities, transport links and amenities. You are 1 mile away from Hayes and Harlington Station which now services the Elizabeth Line, the A312/A40/M4 corridors and surrounding areas along with Heathrow Airport and Stockley Park.

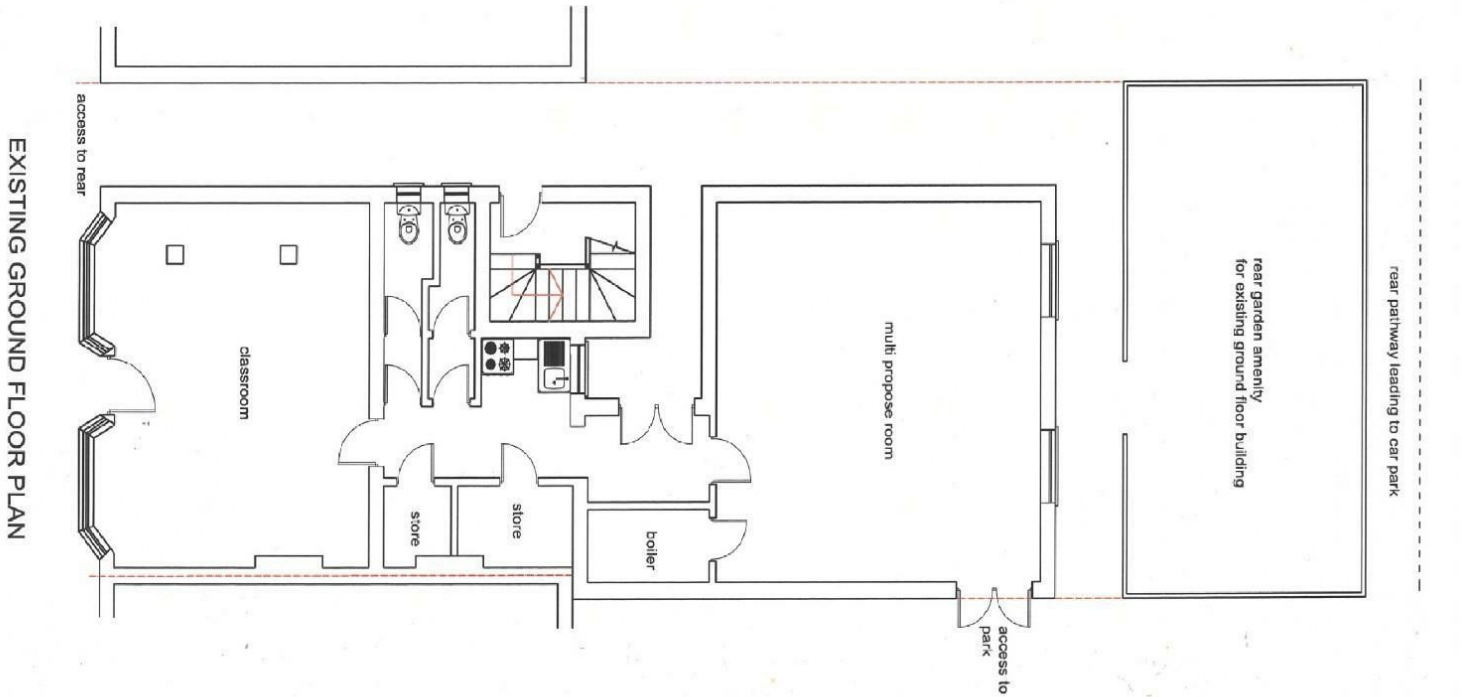








PROPOSED GROUND FLOOR PLAN



Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email:
hayes@hunters.com https://www.hunters.com

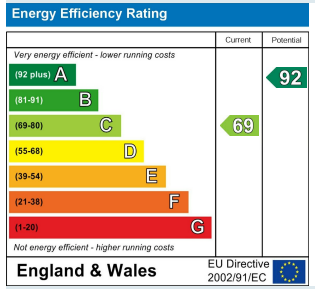
The Property Ombudsman

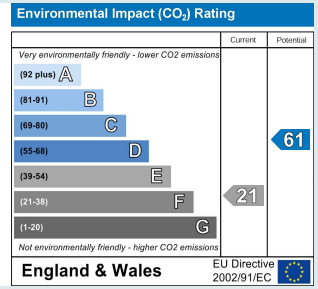
APPROVED CODE TRADINGSTANDARDS.UK

Council Tax:

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

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