

## Shakespeare Avenue, , Hayes, UB4 0BW

- Three Bedrooms
- Front & Rear Gardens
- Blank Canvas
- Sought After Road
- EPC Rating D
- Semi Detached House
- Potential to Extend (STPP)
- No Onward Chain
- Close Proximity to Amenities & Transport Links
- Garage / Storage in Garden

**Offers Over £499,950**



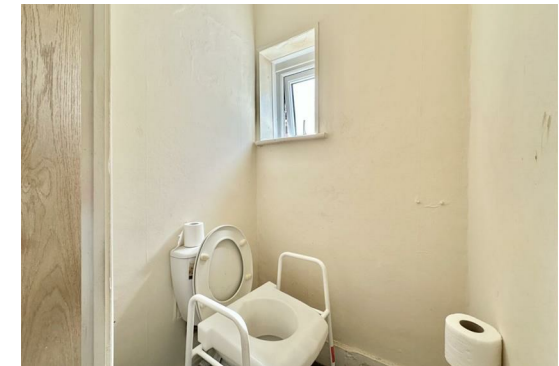
# Shakespeare Avenue, , Hayes, UB4 0BW

## DESCRIPTION

Situated on Shakespeare Avenue in North Hayes is this three bedroom, semi detached house being offered for sale with NO ONWARD CHAIN. The property offers great scope to extend and develop subject to planning permission and serves as a blank canvas/project for its new owners.

The property comprises entrance porch to hall, fitted kitchen, open plan living area, three first floor bedrooms and a separate shower room and wc. Outside, the property has a paved front garden, shared driveway and a part lawn, part patio rear garden with the benefit of a garage/storage unit.

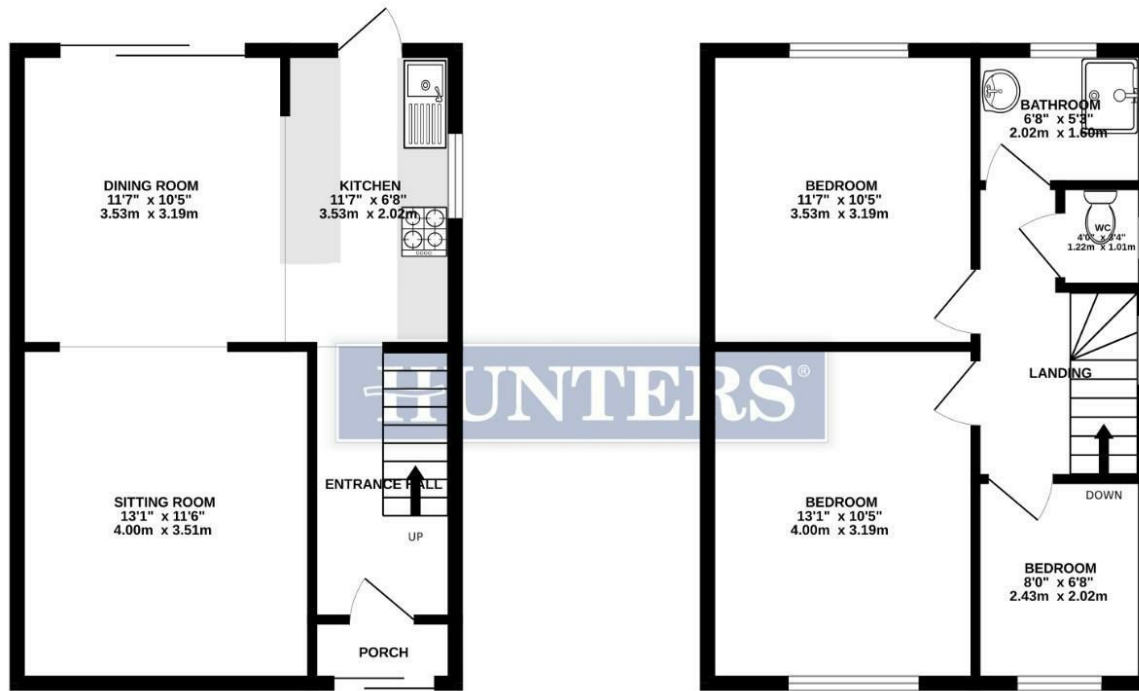
Set on Shakespeare Avenue you are within easy reach of the Uxbridge Road allowing access to surrounding areas, transport links, amenities and schools. The A40/A312/M40 links are a short drive away connecting you to inner and outer London a long with Heathrow Airport.





GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.

1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 844 sq.ft. (78.4 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

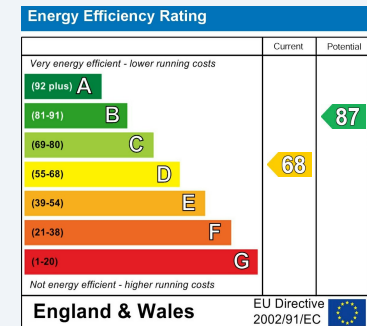
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

