



Willow Tree Lane, Hayes

- Semi Detached
- Two Bathrooms
- Extended Kitchen/Diner
- Further Potential to Extend (STPP)
- EPC Rating: TBC
- Four Bedrooms
- Own Drive to Garage
- Through Lounge Reception Room
- Walking Distance to Amenities, Schools & Transport Links
- Requires Modernizing Throughout

Asking Price £575,000

Tenure: Freehold

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Willow Tree Lane, Hayes

DESCRIPTION

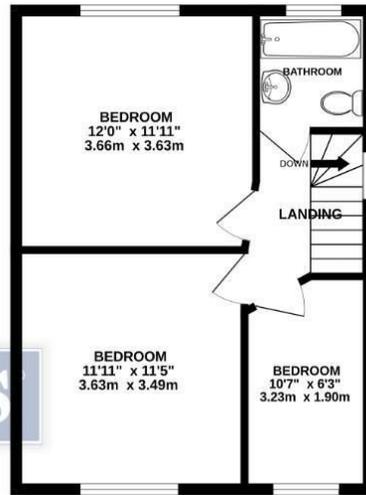
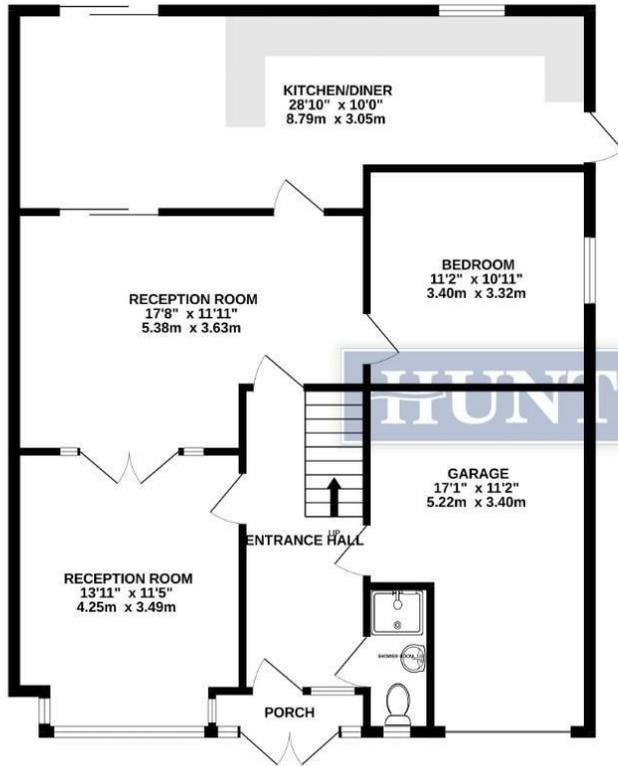
****Internal Photos Coming Soon**** An opportunity to acquire a spacious, semi detached property on Willow Tree Lane offering further potential to extend and develop subject to planning permission. The property requires modernizing throughout and would suit a buyer looking for a project.

The property comprises porch to entrance hall, through lounge reception rooms, extended kitchen/dining room, ground floor fourth bedroom, ground floor shower room and a garage. To the first floor there are three bedrooms and a bathroom. Outside the property has a low maintenance, paved garden and to the front you have your own driveway with parking.

Willow Tree Lane is situated in North Hayes and branches off of Yeading Lane. You are a stones throw away from amenities, bus links and walking distance to local schools. You are within driving distance to the A312/A40 motorway links along with great accessibility to surrounding areas and Heathrow Airport.

GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1451 sq.ft. (134.8 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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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.

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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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

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