



## Seaton Road, Hayes, UB3 1NT

- Semi-Detached House
- Upstairs Bathroom
- Further Potential to Extend (STTP)
- Driveway & Garage
- EPC Rating: E/Council Tax Band: D
- Three Bedrooms
- Open Plan Living
- Rear Private Garden
- Close to Local Amenities, Schools & Transport Links
- Viewing advised

**Asking Price £585,000**



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## DESCRIPTION

This well-located three-bedroom semi-detached house is ideally located in a popular residential area of Hayes and offers well-balanced accommodation with excellent potential for future improvement.

The ground floor provides bright and spacious open-plan living accommodation, creating a welcoming environment ideal for family life and entertaining. Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom, offering comfortable living space throughout.

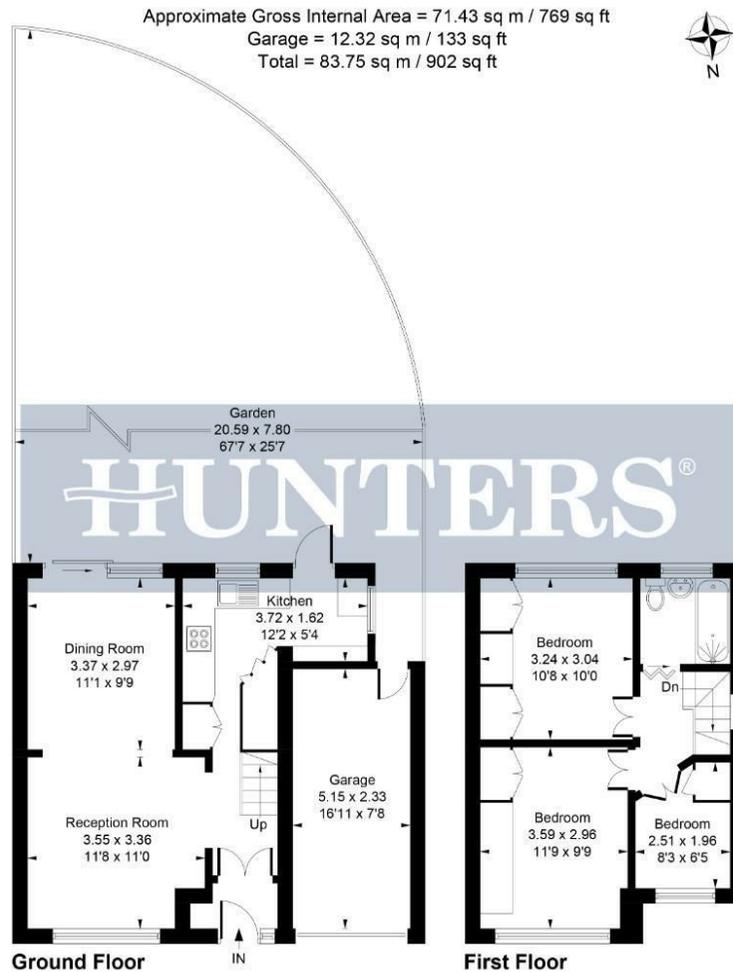
Externally, the home benefits from a private rear garden, perfect for outdoor relaxation, along with a driveway and a garage at the front of the property, providing ample off-street parking and storage. Additionally, the property offers further potential to extend (subject to the usual planning permissions), making it an excellent opportunity for buyers looking to add value.

Conveniently positioned close to a range of local amenities, well-regarded schools, and excellent transport links, this property combines location, space, and future potential.

EPC Rating: E/Council Tax Band: D







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

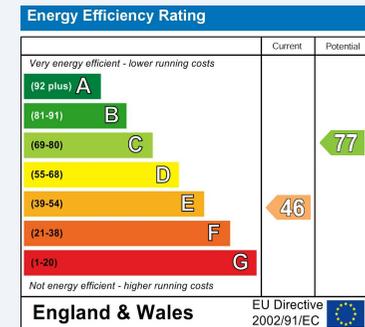
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

