



Dawley Road, Hayes, UB3 1LX

- Semi-Detached House
- Approximately 1,761 Sq Ft (163.66 Sq.M)
- Own Driveway for Two Cars
- Three Bathrooms
- Viewing Advised

- Five/Six Bedrooms
- Generous Rear Garden in Excess of 100 Foot
- Potential to Convert into a HMO or Multiple Units
- Close to Local Amenities, Schools & Transport Links
- EPC Rating: E/Council Tax Band: D

Asking Price £685,000

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Located on the well-established Dawley Road, this substantial semi-detached house offers exceptional space and flexibility, extending to approximately 1,761 sq ft (163.66 sq m). With five to six bedrooms arranged over multiple floors, the property is ideally suited to large families, multi-generational living, or investors seeking a high-yield opportunity.

The internal accommodation is generous and versatile, featuring multiple living and bedroom areas that can be adapted to suit individual requirements. The home benefits from three bathrooms, helping to comfortably support the scale of the accommodation and making it well suited to shared or extended family living.



Externally, the property truly stands out with a generous rear garden in excess of 100 feet, offering excellent outdoor space and further potential, subject to the usual consents. To the front, there is an own driveway providing off-street parking for two cars, a valuable feature for a property of this size.

Given its layout, size, and location, the property offers strong potential to be converted into a House in Multiple Occupation (HMO) or divided into multiple units, subject to the necessary planning permissions and licensing, making it an attractive proposition for investors and developers alike.



Ideally positioned close to local amenities, schools, and transport links, the property enjoys easy access to shops, supermarkets, and everyday facilities. Hayes & Harlington Station, with Elizabeth Line services, nearby bus routes, and convenient road connections including the A312, A40, and M4, ensure excellent connectivity for commuters.

EPC Rating: E/Council Tax Band: D



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Approximate Gross Internal Floor Area : 163.66 sq m / 1761.62 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 item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Viewings

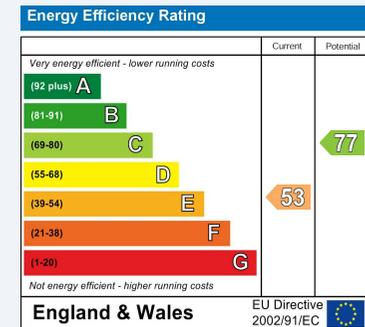
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.