



## Clivesdale Drive, Hayes, UB3 3PX

- One Bedroom End of Terrace
- Potential to Convert into a Two Bedroom Property
- Modern Three Piece Bathroom Suite
- Own Concreted Driveway at the Front & Additional Parking Bays
- Viewing Advised
- Integrated Security System with Cameras
- Great Condition
- Private Garden
- Close to Local Amenities, Schools and Transport Links
- EPC Rating: C

**Asking Price £399,950**





# Clivesdale Drive, Hayes, UB3 3PX

## DESCRIPTION

A well-presented one-bedroom end-of-terrace property offered in great condition throughout, situated within a popular and convenient residential location in Hayes. This attractive home is ideal for first-time buyers, downsizers, or investors and offers excellent scope for future improvement.

The property benefits from an integrated security system with cameras, providing added peace of mind. Internally, the accommodation comprises a separate reception room and dining area, a modern separate kitchen, and a contemporary three-piece bathroom suite, all finished to a good standard. There is also potential to convert the property into a two-bedroom home, subject to the necessary planning permissions, allowing buyers to add further value.

Externally, the property boasts a private garden, perfect for outdoor enjoyment, along with an own concreted driveway to the front and additional parking bays, offering ample off-street parking.

Ideally located close to local amenities, schools, and transport links, the property provides easy access to shops, supermarkets, and commuter routes, making it a practical and desirable home.

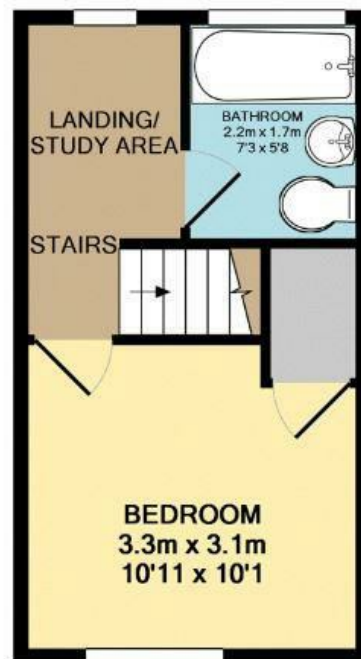
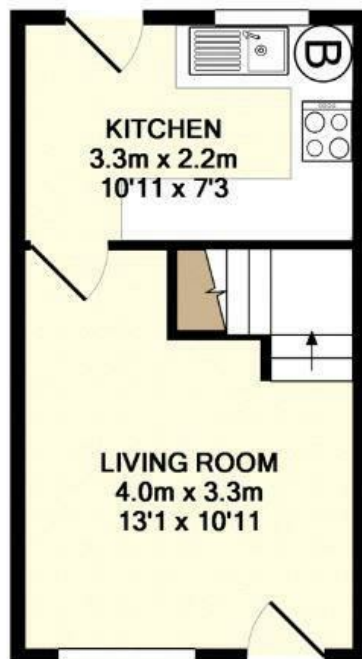
An excellent opportunity to acquire a well-maintained property with future potential in a well-connected area.











GROUND FLOOR  
APPROX. FLOOR  
AREA 20.7 SQ.M.  
(223 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 20.7 SQ.M.  
(223 SQ.FT.)

TOTAL APPROX. FLOOR AREA 41.4 SQ.M. (446 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 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.  
Made with Metropix ©2017

### Viewings

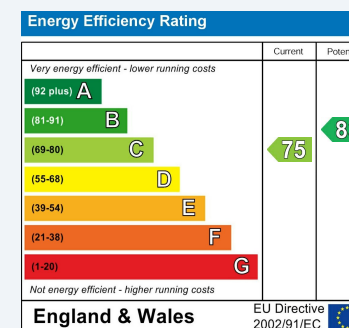
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.