



Parkfields

Estates



Cheddar Way , Hayes, UB4 0DZ

Nestled in the charming area of Cheddar Way, Hayes, this mid-terrace house offers a wonderful opportunity for those looking to create their dream home. Spanning an impressive 914 square feet, the property features two spacious reception rooms, perfect for entertaining guests or enjoying family time. With three well-proportioned bedrooms, there is ample space for a growing family or for those who desire extra room for guests or a home office.

Constructed between 1930 and 1939, this house boasts a solid structure, providing a strong foundation for any modernisation you may wish to undertake. While the property does require updating throughout, it presents a blank canvas for buyers to infuse their personal style and preferences. The potential for extension and development is significant, including the exciting possibility of a loft conversion, subject to planning permission.

Cheddar Way is a desirable location, offering a blend of suburban tranquillity and convenient access to local amenities, schools, and transport links. This property is not just a house; it is a chance to invest in a home that can be tailored to your needs and aspirations. With its solid bones and promising potential, this mid-terrace house is an excellent opportunity for those looking to make their mark in Hayes.

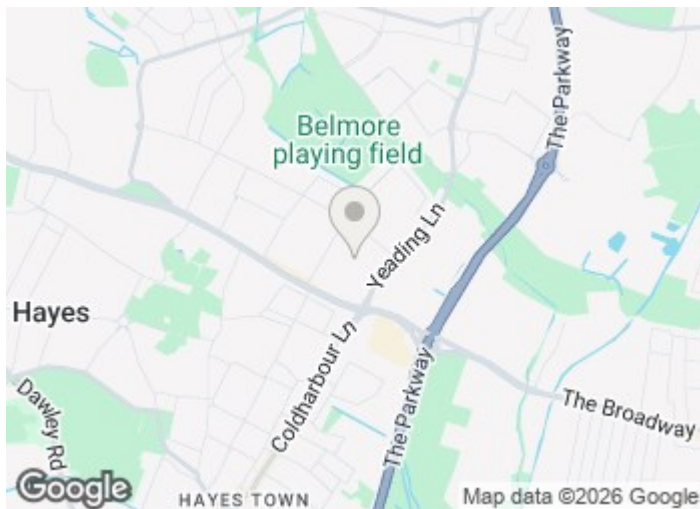
Asking Price £479,950

16 Cheddar Way

, Hayes, UB4 0DZ



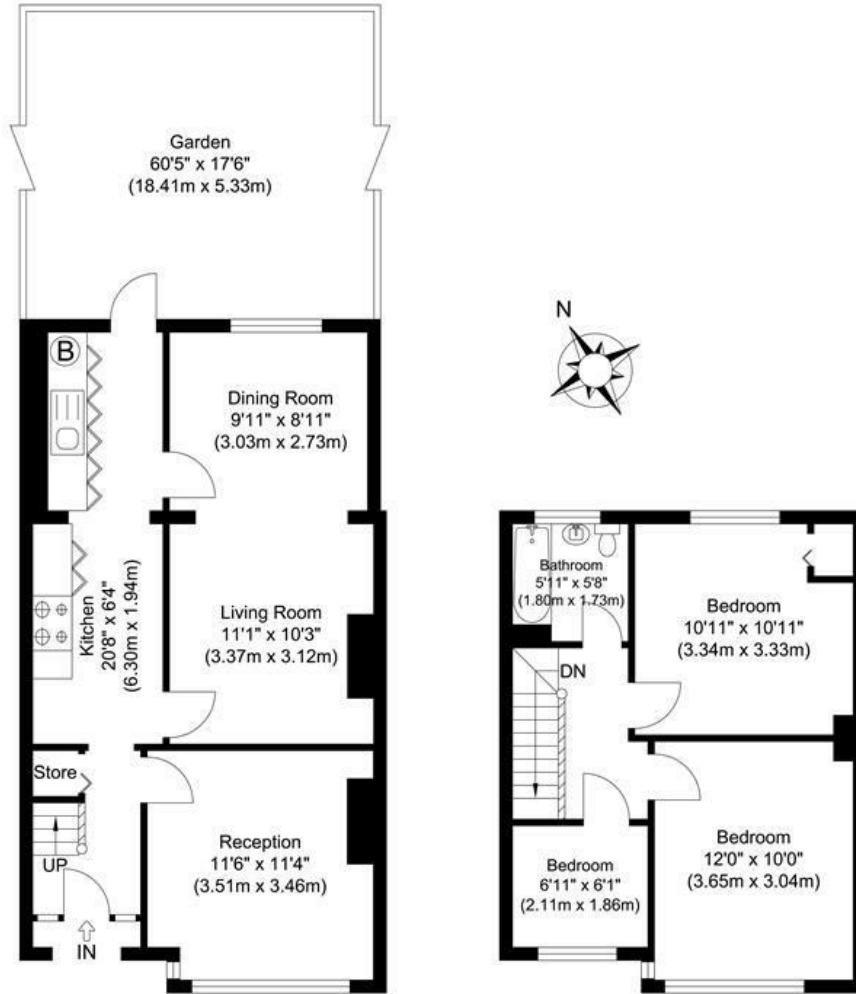
- EXTENDED MID TERRACE
- TWO RECEPTIONS
- NO ONWARD CHAIN
- OFF STREET PARKING
- EASY ACCESS TO YEADING LANE AND UXBRIDGE ROAD
- THREE BEDROOMS
- UPDATING REQUIRED



Directions



Floor Plan



Ground Floor
 Approximate Floor Area
 533.99 sq. ft.
 (49.61 sq. m)

First Floor
 Approximate Floor Area
 379.75 sq. ft.
 (35.28 sq. m)

Total Gross Internal Area
 913.74 sq. ft.
 (84.89 sq. m)

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Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	