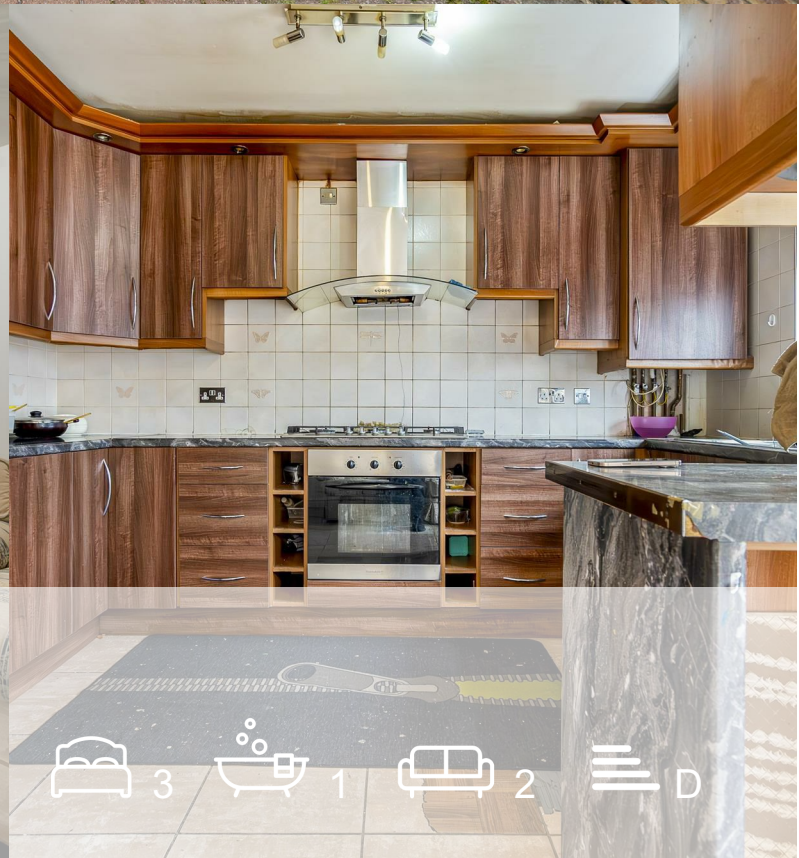




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MAKING THE RIGHT MOVE



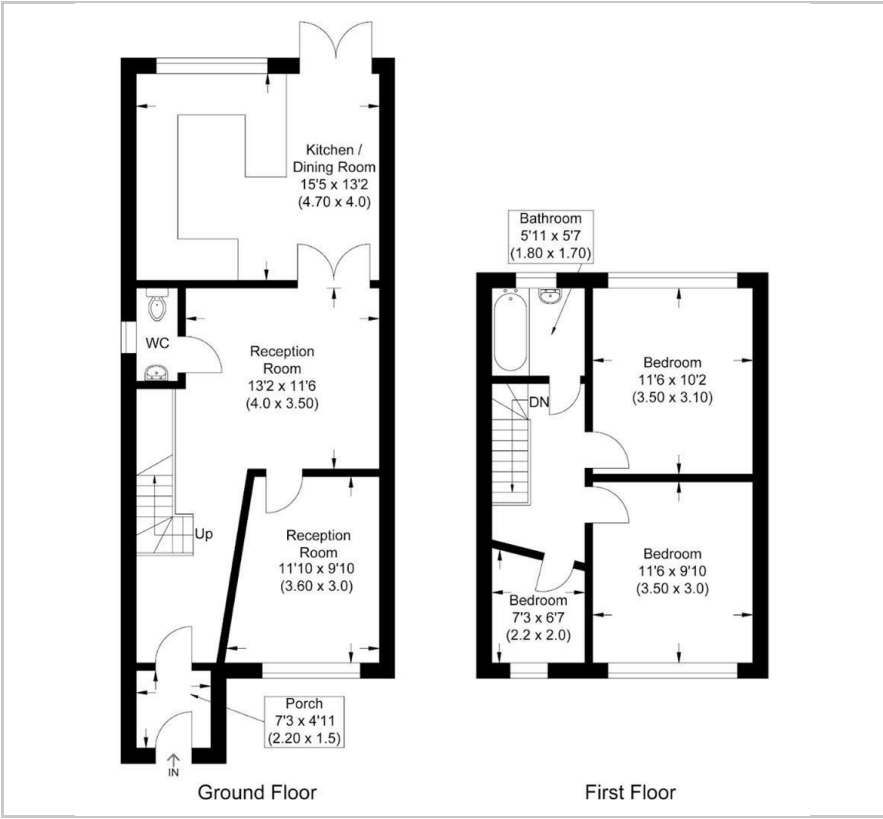
Phelps Way

, Hayes, UB3 4LH

Offers In The Region Of £625,000



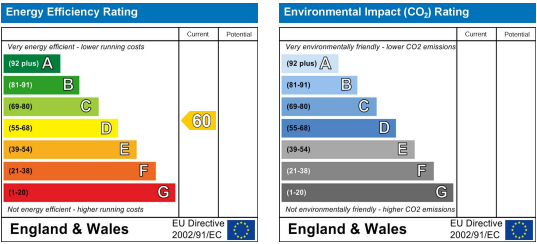
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Move Inn Estates - Sales Office on 0208 574 4966 if you wish to arrange a viewing appointment for this property or require further information.

- Chain Free
- Potential to extend (STPP)
- Walking distance to Cranford Park Academy
- Semi-detached
- Annex
- Driveway



Move Inn Estates is proud to present this well-maintained three-bedroom semi-detached home, located on the sought-after Phelps Way in Hayes. This chain-free property offers generous living accommodation and boasts fantastic potential to extend into the loft space (STPP).

The ground floor comprises a bright dual reception room, a spacious kitchen/dining area, and a ground floor WC. The first floor features three well-proportioned bedrooms and a modern family bathroom.

To the rear, the property benefits from a fully council-registered, self-contained three-bedroom annex. Complete with its own kitchen and shower room, the annex offers flexibility for extended family use, rental income, or workspace needs.

- Key Features:
- Approx. 1,000 sq ft main house plus approx. 510 sq ft annex
 - Double glazing and gas central heating
 - Generous private garden
 - Porch entrance with potential for off-street parking
 - Loft extension potential (STPP)

- Location Highlights:
- Hayes & Harlington Station (Elizabeth Line) approximately 1 mile away, with direct access to Central London



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.