

## 12 Denbigh Drive, Hayes, UB3

Guide Price £525,000

🛏 3 🚗 0 🚲 0



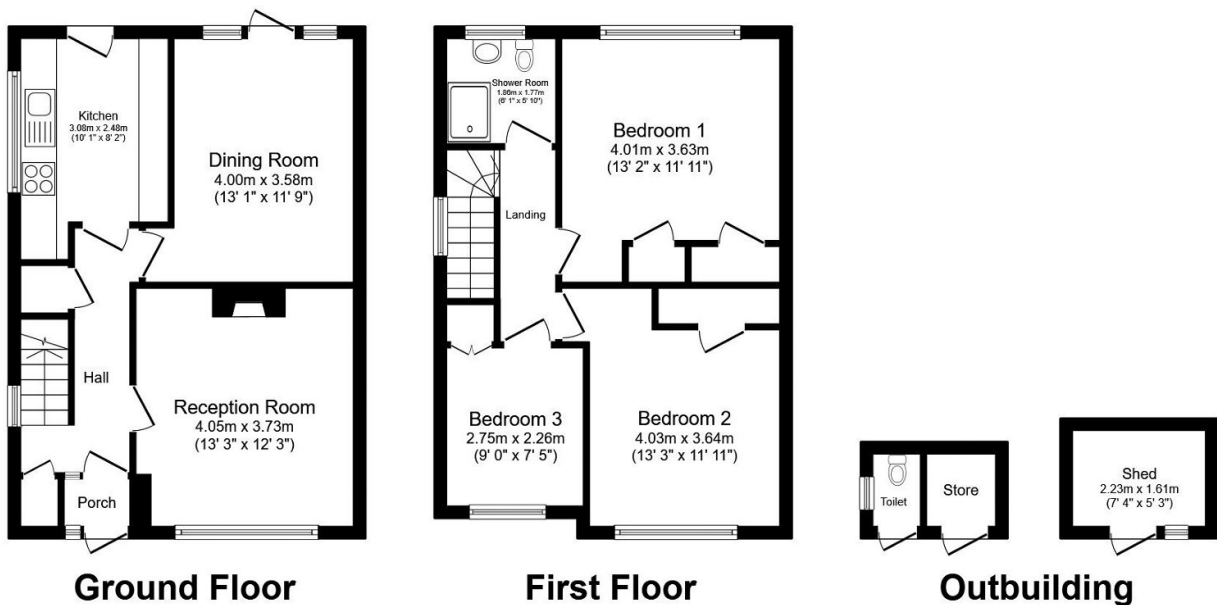
**SEMI DETACHED - THREE BEDROOM - ONE BATHROOM - PRIVATE REAR GARDEN - PRIVATE FRONT GARDEN - OFF STREET PARKING - FREEHOLD - CHAIN FREE**

Henry Wiltshire are pleased to present this spacious semi-detached three-bedroom house which comprises of a reception room with a welcoming space, ideal for family gatherings and relaxation, the next room hosts a separate dining area, perfect for meals and entertaining. Modern kitchen with ample storage and workspace. The private rear garden features a shed, separate outdoor toilet, and storage, with potential to build a further outhouse/annex (subject to planning permission).

The first floor comprises of two Double Bedrooms which are generously sized rooms with plenty of natural light, single bedroom which is ideal for a child's room, home office, or guest room, and lastly a family bathroom with well-appointed with modern fixtures.

This property offers a versatile living space with excellent potential for expansion and customization, ideal for a growing family and investors alike.

- Semi Detached House
- One Bathroom
- Dining Room
- Private rear Garden
- Off Street Parking
- Three Bedrooms
- Reception Room
- Fitted Kitchen
- Front Garden
- Chain Free



Total floor area 96.8 m<sup>2</sup> (1,042 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)