



Granville Road, Hayes

- Five Bedrooms
- Open Plan Living
- Own Drive
- Good Condition
- EPC Rating TBC
- Three Bathrooms
- Vastly Extended
- Private Garden w/ Side Access
- Popular Street
- Council Tax Band D

Asking Price £750,000

Tenure: Freehold

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Granville Road, Hayes

DESCRIPTION

An expertly extended and vastly accommodating five bedroom home in Granville Road, South Hayes. This property is perfect for large families or a potential HMO opportunity.

The property comprises entrance porch/hall, ground floor fifth bedroom, separate dining room, open plan kitchen and reception room, four first floor bedrooms, en suite bathroom and a separate bathroom suite. Externally the property has its own drive, side and rear garden along with access.

Granville Road is situated in South Hayes and is a short commute from Hayes Town, A312/A40 motorway links, Hayes and Harlington Station and Heathrow Airport. Contact Hunters today to organise a viewing on 0208 848 0978!



GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1308 sq.ft. (121.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



Council Tax:

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

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