



Carfax Road, Hayes

- Two Bedrooms
- Off Street Parking
- Blank Canvas
- Popular Road
- EPC Rating TBC
- End of Terrace
- Generous Rear Garden
- Potential To Extend (STPP)
- Fitted Kitchen & Bathroom
- Close Proximity to Schools, Bus Routes & Amenities

Asking Price £400,000

Tenure: Freehold

HUNTERS®

HERE TO GET *you* THERE

Carfax Road, Hayes

DESCRIPTION

Situated on Carfax Road in South Hayes is this brilliant opportunity to acquire a blank canvas on a popular road. The property has potential to extend subject to planning permission and is ideal for buyers looking to add their own stamp!

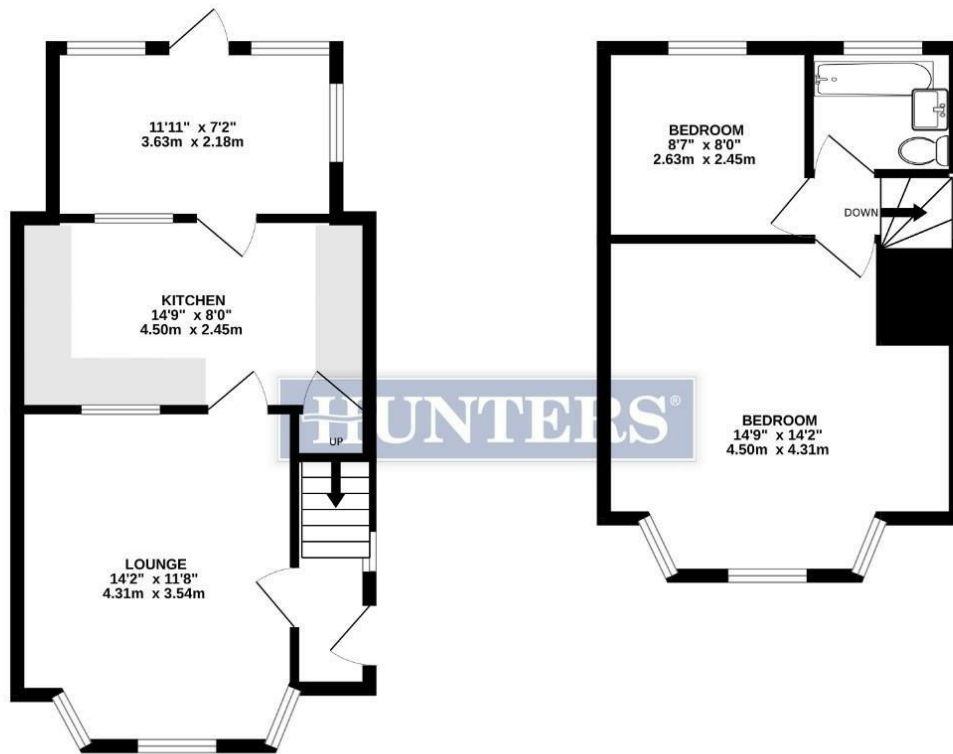
The property comprises entrance, large reception room, kitchen/diner, conservatory, two first floor bedrooms, bathroom suite and storage throughout. Externally the property has off street parking, side access and generous rear garden.

Carfax Road is a popular residential road in South Hayes and within close proximity to the Hayes and Harlington Railway Station, A312/A40 motorway links, Heathrow Airport and Southall Borders. Local schools, large shopping facilities and further amenities are also a stones throw away. Contact Hunters to organize a viewing on.



GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq ft. (65.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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

