



HUNTERS[®]
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Church Road, Hayes, UB3 2LW

Asking Price £1,200,000



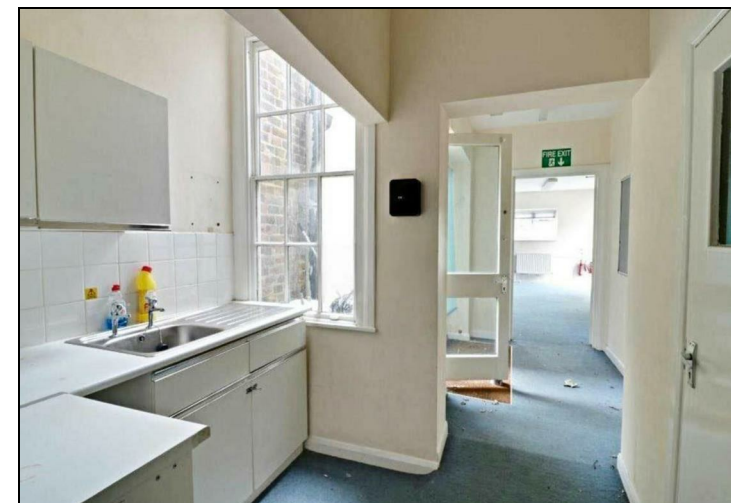
A freehold, mixed use building being offered for sale on Church Road in Hayes Town, comprising a ground floor commercial unit with planning permission approved for a two bedroom, two bathroom flat conversion, first floor two bedroom flat and a second and third floor three bedroom flat. All floor-plans are available for each unit and a site visit is recommended to understand the property and building in its entirety.

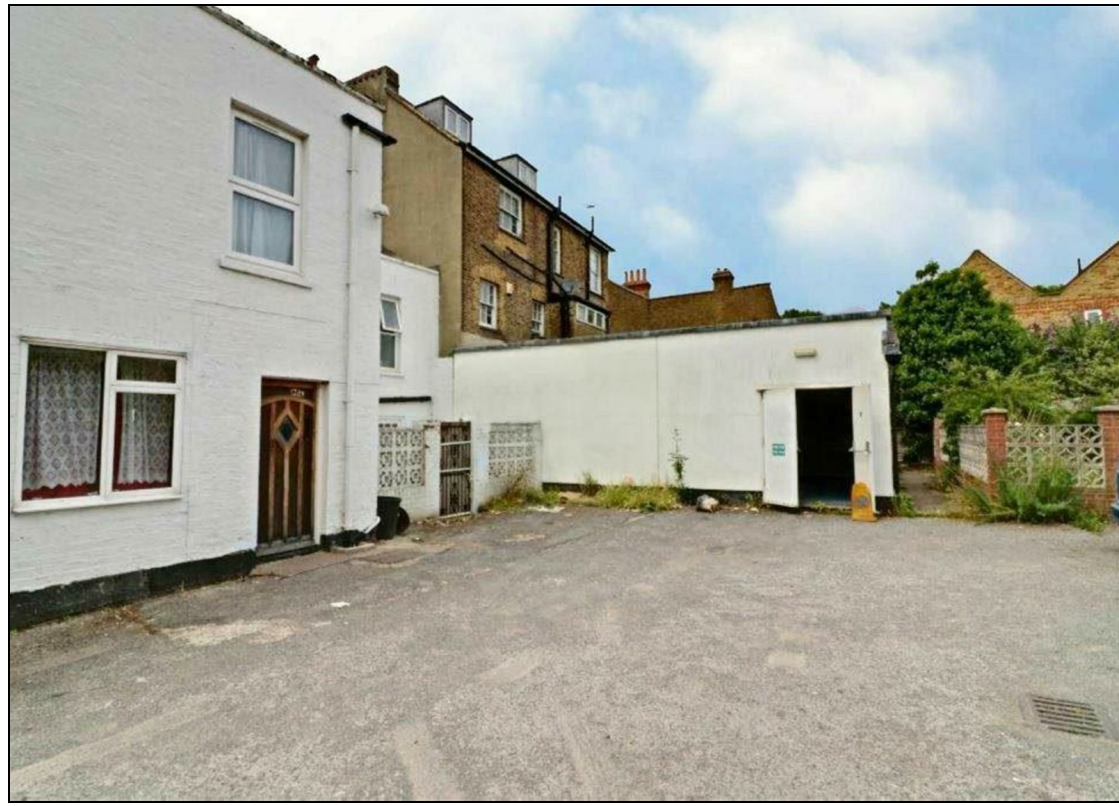
The property provides scope to convert and develop subject to planning permission or could still be used as a long term investment project. Please contact our branch for more information regarding this.

Church Road is a popular and prime residential road in Hayes and is within close proximity to a variety of different schools, amenities, transport links and amenities. You are 1 mile away from Hayes and Harlington Station which now services the Elizabeth Line, the A312/A40/M4 corridors and surrounding areas along with Heathrow Airport and Stockley Park.

KEY FEATURES

- Freehold Building For Sale
- Potential To Convert & Develop Subject to Planning Permission
- Private Rear Garden/Parking
- Plans Approved for a Two Bedroom, Two Bathroom Flat on The Ground Floor
- Building Comprises Ground Floor Commercial Unit, Two Bedroom Flat & A Three Bedroom Flat
- Popular Location & Close Proximity to Schools, Transport Links & Amenities
 - EPC Rating: C
 - Viewings Highly Recommended
 - Existing & Proposed Plans Available
- Approximately 1.0 Mile from Hayes & Harlington Station

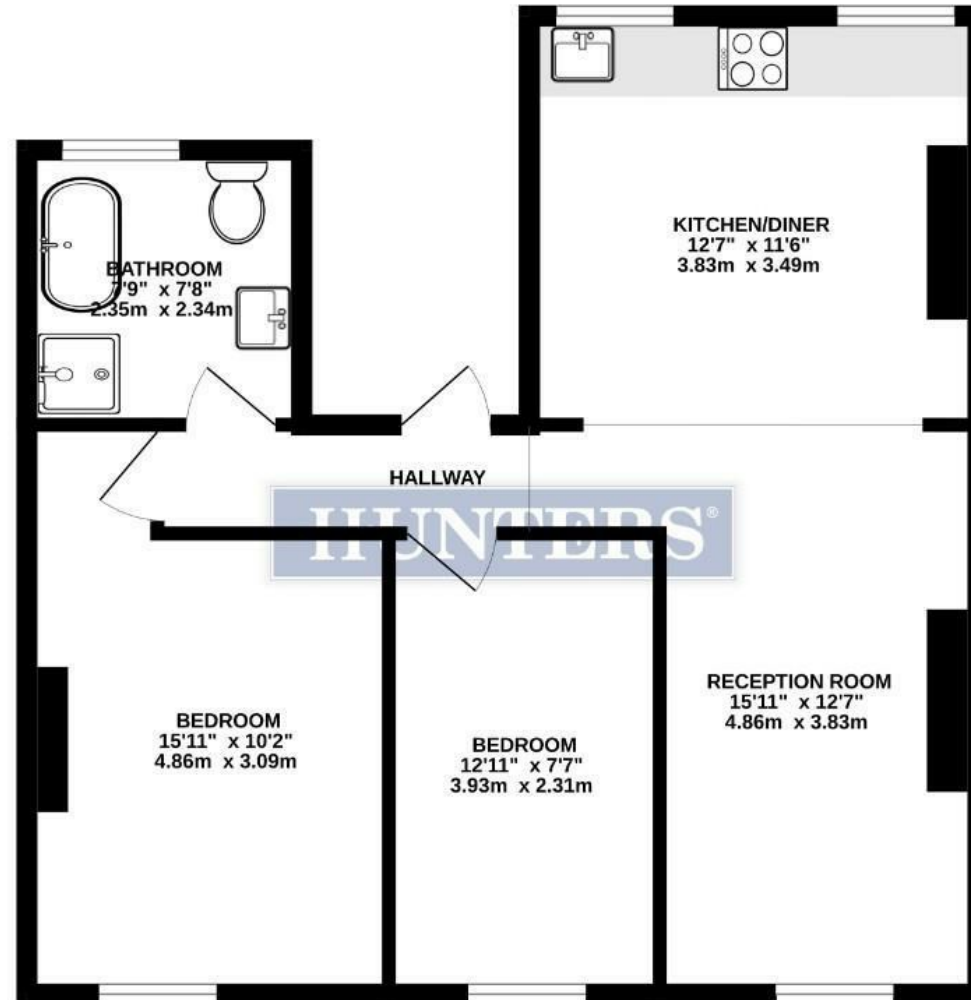






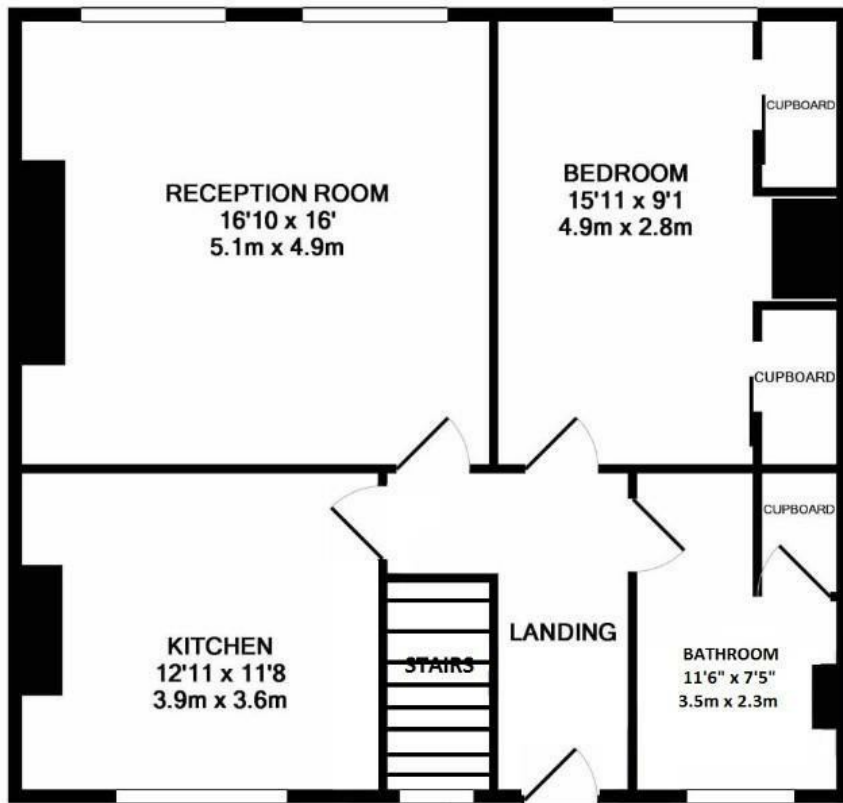


FIRST FLOOR
613 sq.ft. (56.9 sq.m.) approx.

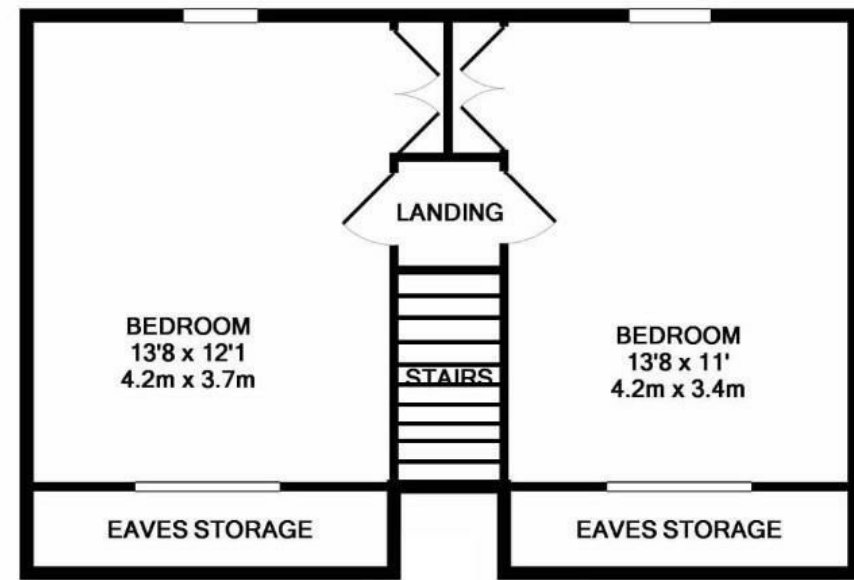


TOTAL FLOOR AREA : 613 sq.ft. (56.9 sq.m.) approx.

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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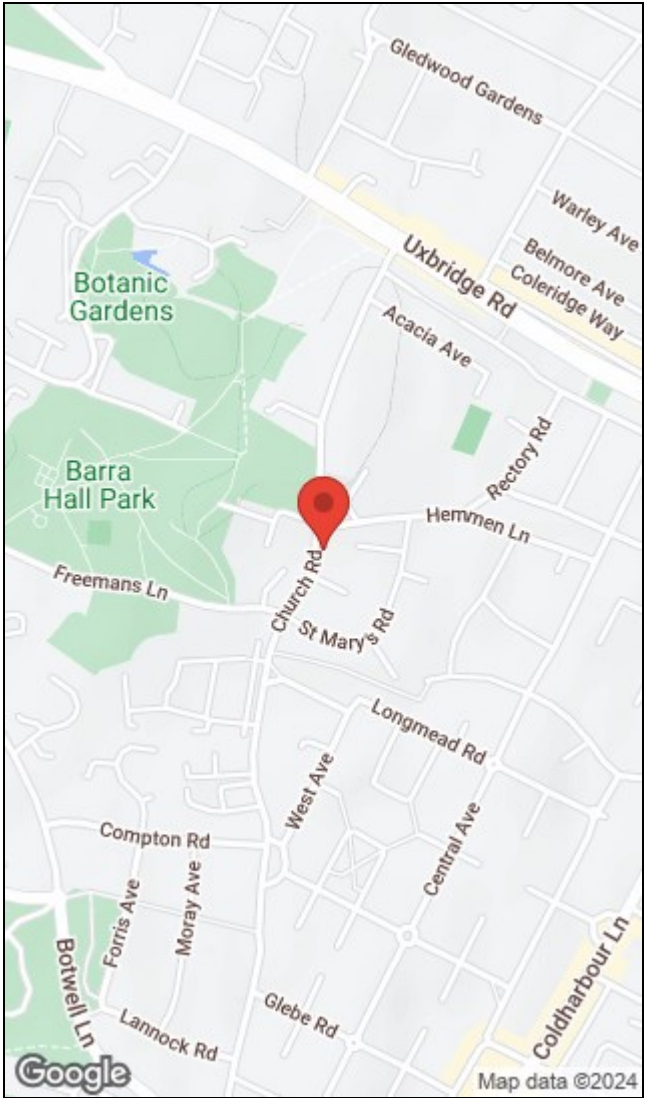
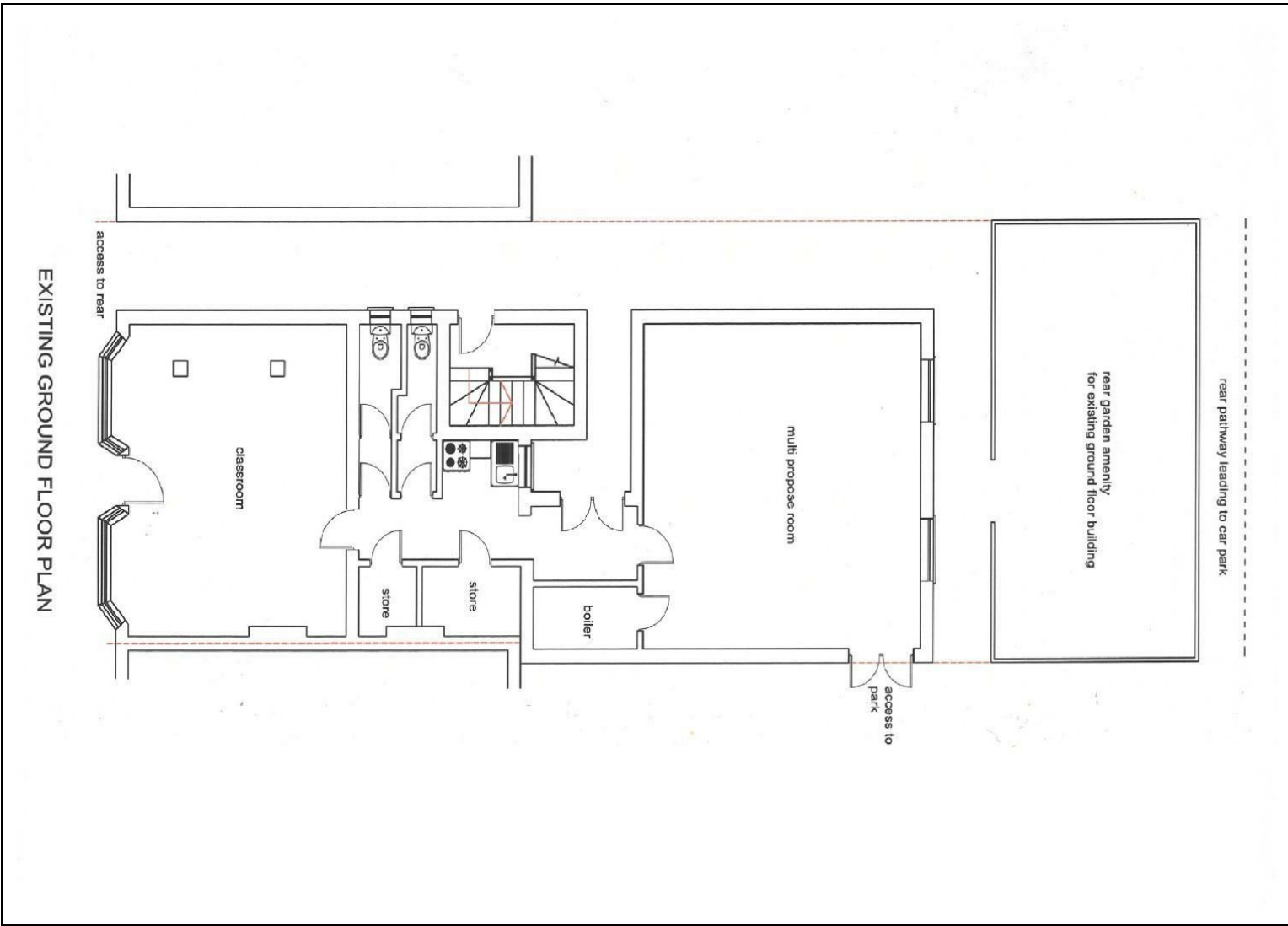


SECOND FLOOR



THIRD FLOOR

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	69		21
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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