



Precinct Road, Hayes

Offers In Excess Of £675,000



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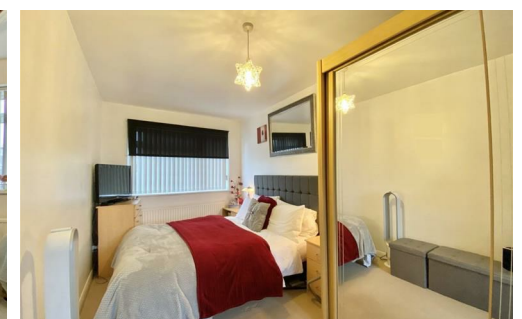
DESCRIPTION

Situated on Precinct Road in Hayes is this beautifully presented, five bedroom, semi detached home offered for sale in fantastic condition throughout. The property has had the benefit of a double story extension providing spacious accommodation over two floors.

The property comprises entrance porch, open plan living space incorporating a reception and dining room, kitchen and diner across the back, ground floor fifth bedroom with an en suite, four first floor bedrooms with a separate family bathroom and en suite to master bedroom. Outside the property has its own private gated driveway, side access with a large storage unit and to the rear a low maintenance garden being part paved and part lawn.

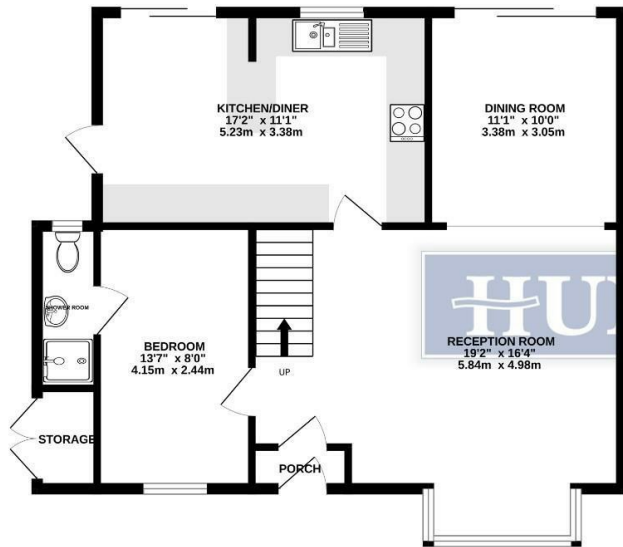
Precinct Road is situated off Coldharbour Lane is walking distance to amenities, transport links, schools and the Uxbridge College campus. You are a short drive from the Uxbridge Road, A312/A40 motorway links providing greater access into and out of London. Heathrow Airport, Hayes and Harlington Station and large retail parks are also within close proximity.

- Five Bedrooms
- Semi Detached
- Three Bathrooms
- Open Plan Living Space
- Kitchen/Diner
- Own Driveway
- Great Condition Throughout
- Walking Distance to Transport Links, Amenities & Schools
- EPC Rating: C
- Perfect Family Home

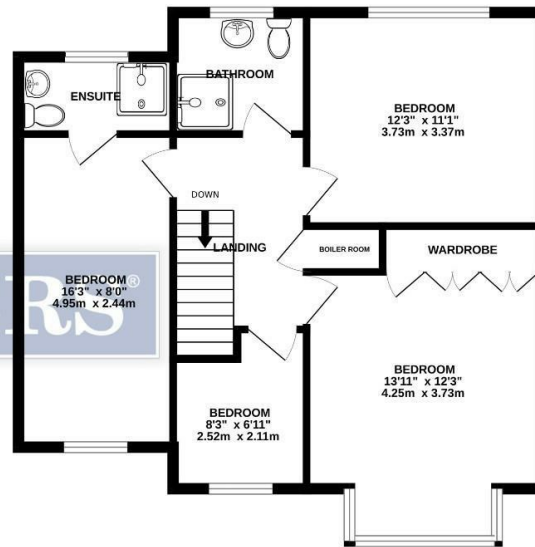




GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.

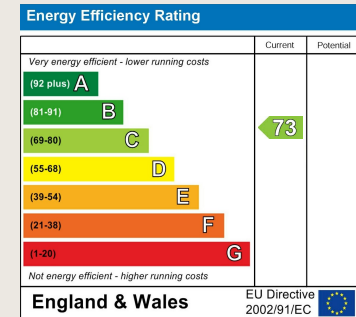


TOTAL FLOOR AREA: 1389 sq.ft. (129.0 sq.m.) approx.

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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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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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