



**Bradenham Road, Hayes**

**Asking Price £635,000**

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# Bradenham Road, Hayes

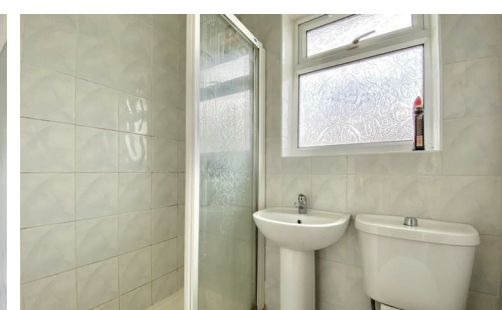
## DESCRIPTION

Situated on Bradenham Road in North Hayes is this vastly extended, five bedroom, semi detached house being offered for sale with NO ONWARD CHAIN and VACANT POSSESSION. The property is an ideal buy to let investment with potential to create a HMO subject to approval or could serve as a long term, extended family home after some modernization has taken place.

The property comprises entrance hall, reception room, kitchen/diner, dining room, ground floor fifth bedroom and two bathrooms. To the first floor there are four bedrooms and a separate shower room. Outside the property has its own driveway for multiple cars and to the rear a spacious garden. This property also has further potential to extend subject to planning permission.

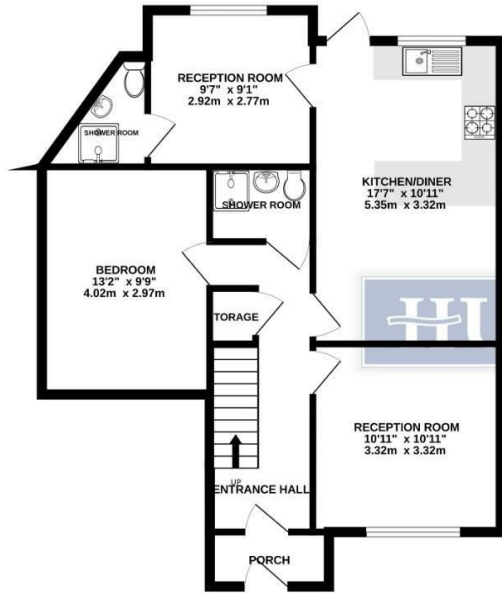
Bradenham Road is situated in North Hayes and is within easy reach to local schools, amenities, transport links and other routes connecting you to inner/outer London. The A312/A40 is a short commute allowing access into Heathrow Airport & Stockley Business Park as well.

- Five Bedrooms
- Semi Detached House
- No Chain
- Great Investment / HMO Opportunity
- Vastly Extended
- Own Driveway with Parking for Multiple Cars
- Three Bathrooms
- Walking Distance to Amenities, Schools & Bus Links
- EPC Rating: TBC
- Further Potential to Extend (STPP)

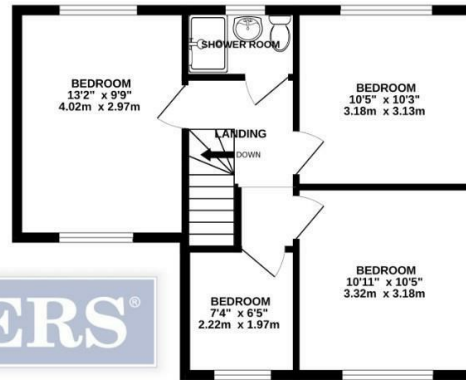




GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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