



Blandford Way, Hayes

Offers In Excess Of £600,000

HUNTERS[®]

HERE TO GET *you* THERE

Blandford Way, Hayes

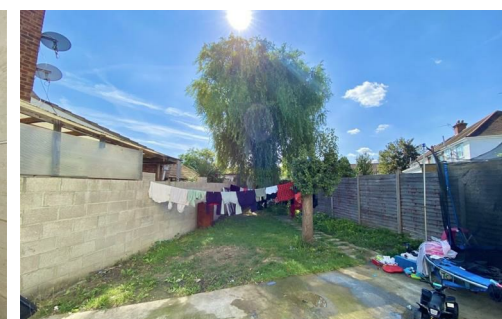
DESCRIPTION

****VACANT POSSESSION**POTENTIAL GROSS YIELD OF 9.1%** - Situated in a sought after street in North Hayes is this spacious and extended, five bedroom semi detached house on Blandford Way. The property boasts a prominent corner plot position and would suit a large family or buy to let/HMO investors.**

The property comprises entrance hall, large double reception room, ground floor shower room, large kitchen/diner, five first floor bedrooms, first floor bathroom suite and ample storage throughout. Externally the property has a generous front garden along with its own driveway with parking for multiple cars and to the rear a mature garden with access down the side. The property requires some modernisation throughout but also has further potential to extend and develop (STPP).

Blandford Way is situated in North Hayes and is within close proximity to schools, amenities, motorway and dual carriageway links and Southall Broadway. Viewings are highly advised, contact Hunters today.

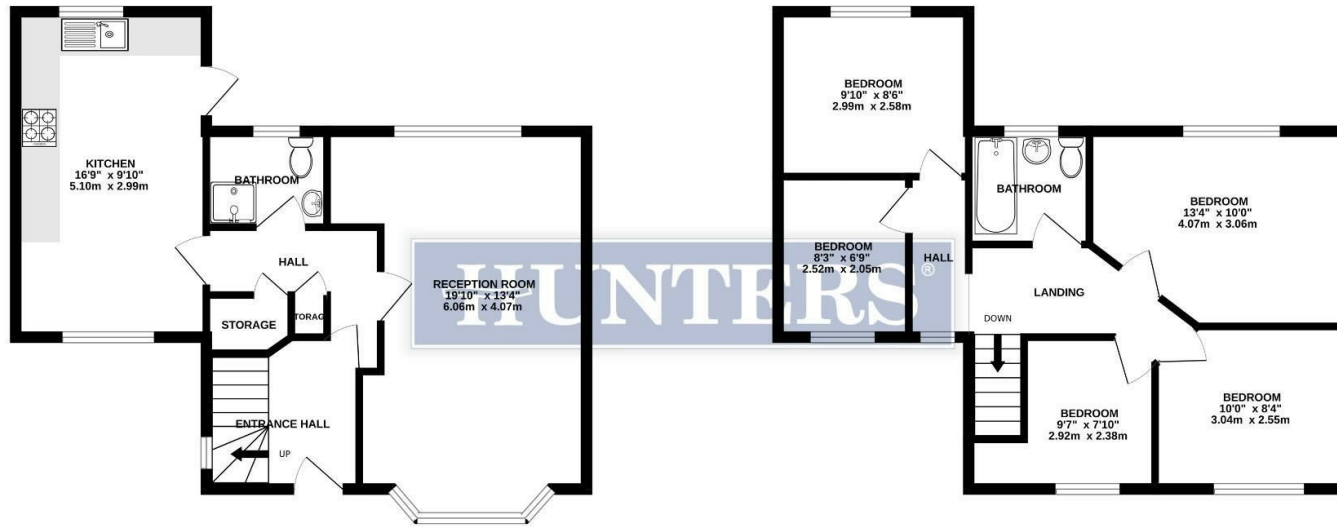
- Five Bedrooms
- Two Bathrooms
- Prominent Corner Plot Position
- Semi Detached House
- Large Reception Room & Separate Kitchen/Diner
- Front & Rear Gardens
- Further Potential To Extend (STPP)
- Fantastic HMO Opportunity
- Sought After Location & Within Easy Reach To Schools, Transport Links & Amenities
- EPC Rating D





GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.

1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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