



Uxbridge Road, , Hayes, UB4 0JG

- Four Bedroom
- Two Bathrooms
- Through Lounge & Separate Dining Room
- Off Street Parking
- EPC Rating: C

- Semi Detached
- Modern Fitted Kitchen
- Brick Built Outbuilding
- Further Potential to Extend (STPP)
- Sought After Location & Close Proximity to Amenities & Transport Links

Asking Price £650,000



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DESCRIPTION

A vastly extended, four bedroom semi detached home being offered for sale on the Uxbridge Road. The property is ideal for families or buy to let investors, due to its desirable location and close proximity to amenities, transport links, retail parks and highly regarded schools.

The property comprises entrance porch to hall, through lounge reception room, extended dining room, modern fitted kitchen, ground floor fourth bedroom and a separate shower room. To the first floor there are three bedrooms and a modern bathroom suite. Outside the property has a low maintenance rear garden, brick built outbuilding with potential to convert into a gym or study and to the front, off street parking and a shared driveway.

Viewings are highly advised.





Uxbridge Road, Hayes, UB4

Approximate Area = 1329 sq ft / 123.4 sq m
 Annexe = 309 sq ft / 28.7 sq m
 Total = 1638 sq ft / 152.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © rics.com 2024

Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.