



## Colbrook Close, , Hayes, Middlesex, UB3 1TH

- Three Bedroom
- No Onward Chain
- Through Lounge
- Three Piece Bathroom
- Large Rear Garden
- Semi Detached House
- Great Potential to Extend (STPP)
- Fitted Kitchen
- Shared Drive to Garage
- EPC Rating: D

**Asking Price £550,000**



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## DESCRIPTION

Situated in a quiet cul-de sac in South Hayes is this three bedroom, semi detached home being offered for sale with NO ONWARD CHAIN. The property is situated on Colbrook Close where properties rarely come onto the market and benefits from having huge potential to extend subject to planning permission.

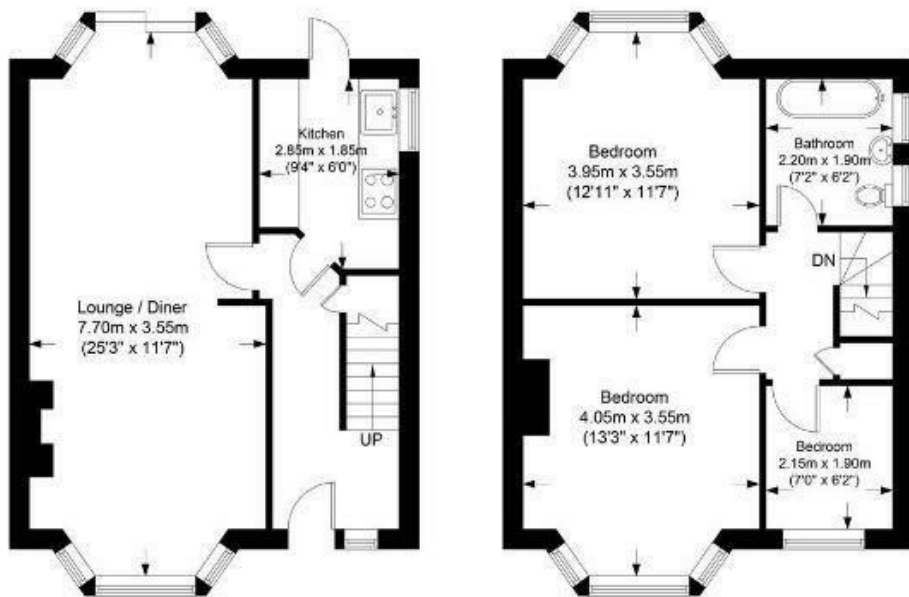
The property comprises porch to entrance hall, through lounge reception room, fitted galley kitchen, three first floor bedrooms and a three piece bathroom suite. Outside the property has a front garden with a shared driveway leading up to a single garage, to the rear a generous garden offering potential to extend subject to planning permission.

Colbrook Close is situated off Mildred Avenue and is within close proximity to bus links, amenities and local schools. You are within commuting range of the Hayes and Harlington mainline station now servicing the Elizabeth Line. The A312/A40 motorway links are within driving range along with Heathrow Airport and access to the M4/M25.





Approximate Gross Internal Floor Area : 80.52 sq m / 866.71 sq ft  
 Garden Measurement - (21.70m x 9.50m = 71'2" x 31'2")  
 Garage Measurement - (8.50m x 2.56m = 27'10" x 8'4")



Ground Floor

First Floor

Illustration purposes only. All measurements are approximate.

### Viewings

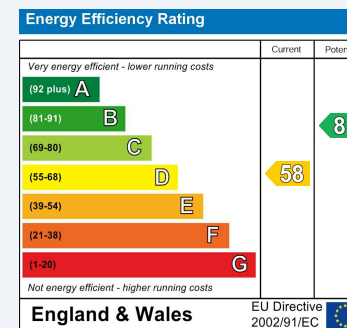
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.

