



Station Road, Hayes, UB3 4JE

- Three Bedrooms
- Immaculate Condition
- Three Bathrooms
- Open Plan Living & Separate Sitting Room
- Private Rear Garden

- End of Terrace
- Extended
- Brick Built Outbuilding & Side Access
- Off Street Parking
- EPC Rating: TBC

Asking Price £625,000

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Situated on Station Road in South Hayes is this fantastically presented, three bedroom semi detached home offered to the market in immaculate condition throughout. The property benefits from having a rear extension and is a stones throw away from Hayes and Harlington mainline station and local amenities.

The property comprises entrance hall, separate sitting room with sliding doors into the open plan living and kitchen area, modern fitted kitchen with integrated appliances, ground floor shower room, three first floor bedrooms and a separate three piece bathroom suite. Outside the property has off street parking, low maintenance rear garden and a large brick built outbuilding which incorporates fitted wardrobes/storage and its own bathroom.



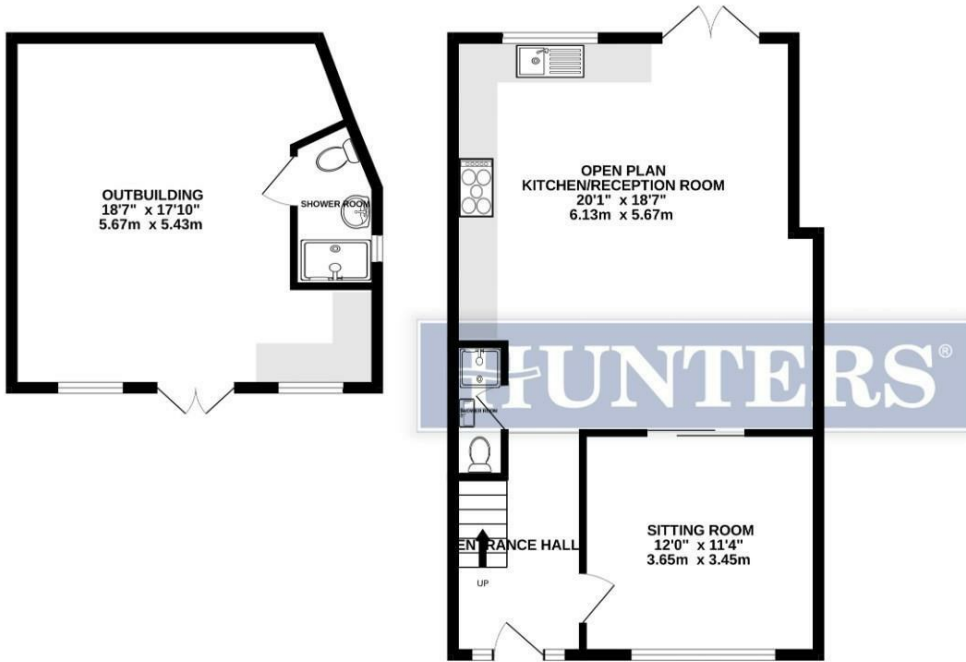
Being on Station Road you are within close proximity to bus links, Hayes and Harlington mainline station which now services the Elizabeth Line, local schools, Heathrow Airport and the M4/A312/M25 motorway links are a short drive away. Viewings are highly recommended to appreciate what this stunning home offers, contact our branch for more information and to get an appointment.



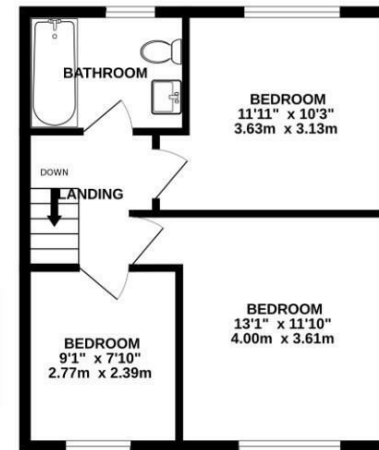
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GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 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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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.



31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email: hayes@hunters.com <https://www.hunters.com>

