



Dawley Road, Hayes, UB3 1ND

- Semi Detached House
- Development Opportunity (STPP)
- Modern Fitted Kitchen & Bathroom
- Popular Location
- Own Driveway and Private Gardens to the Side, Front & Rear

- Substantial Corner Plot
- Modern Condition Throughout
- NO ONWARD CHAIN
- Close Proximity to Hayes Town
- EPC Rating: D

£650,000



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Situated on Dawley Road in South Hayes is this modern, three bedroom semi detached house being offered for sale with NO ONWARD CHAIN and poses as a development opportunity with a substantial SIDE/CORNER PLOT subject to planning permission.

The property incorporates entrance hall, sitting room, dining room, modern fitted kitchen, three first floor bedrooms and a modern bathroom suite. Outside the property benefits from front, side and rear gardens with its own driveway accessible from Redmead Road. Further benefits include gas central heating and double glazing throughout.

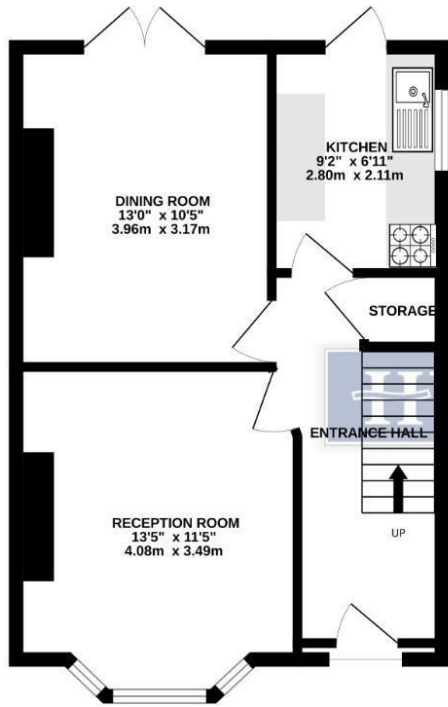
Being on Dawley Road you are within close proximity to bus links, Hayes and Harlington mainline station which now services the Elizabeth Line, local schools, Heathrow Airport and the M4/A312/M25 motorway links are a short drive away. Viewings are highly recommended to appreciate what this stunning home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



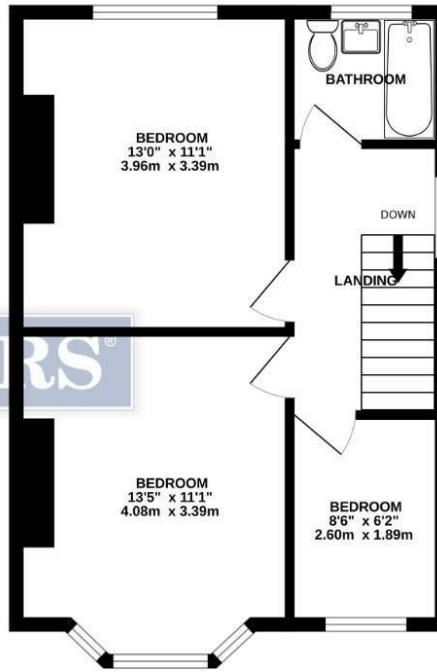
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GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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

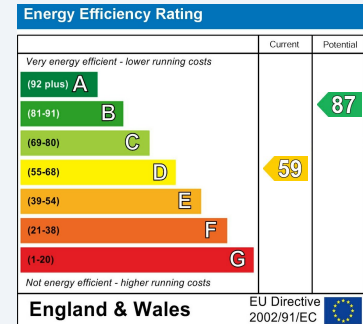
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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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