



Townfield Road, Hayes, Middlesex, UB3 2EP

- Semi Detached
- Substantial Side/Corner Plot
- Blank Canvas/Project
- Two Reception Rooms
- Close Proximity to Hayes Town
- Three Bedrooms
- No Chain
- Own Driveway
- First Floor Bathroom & Ground Floor W.C
- EPC Rating: D

Asking Price £514,500



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Situated on Townfield Road in Hayes Town is this three bedroom, semi detached house being offered for sale as a blank canvas with NO ONWARD CHAIN. The property boasts a substantial corner/side plot with huge scope to extend and develop subject to planning permission and would suit a variety of buyers such as first time buyers, buy to let investors and developers.

The property comprises entrance hall, ground floor w.c, sitting room, dining room and fitted kitchen. To the first floor you are met with three bedrooms a separate bathroom. Outside the property has rear, side and front gardens with its own driveway. Please see the title plan attached for a better understanding of the plot.



Townfield Road is within close proximity to local amenities, bus links, Hayes and Harlington Station and local schools. You are within walking distance to Hayes Town and the train station, now servicing the Elizabeth Line. By car, you are within easy reach to the Uxbridge Road, A40/A312 motorway links, Southall Broadway and Uxbridge Town Centre.

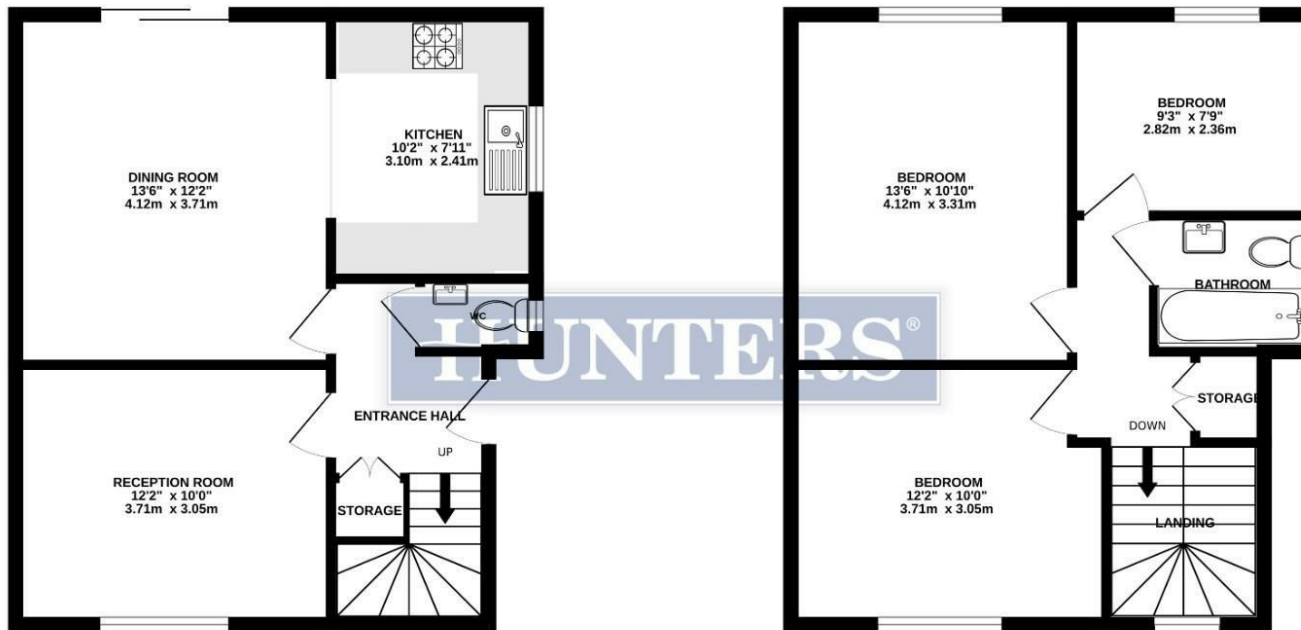


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GROUND FLOOR
454 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.3 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

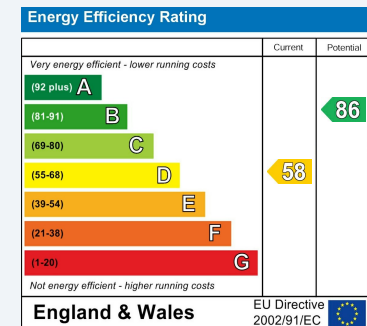
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.