



## Newman Road, , Hayes, Middlesex, UB3 3AL

- Commanding Corner Plot Position
- Development Opportunity (STPP)
- Three Driveways
- Fitted Kitchen & Bathroom
- 0.174 Of An Acre
- Imposing Four Bedroom Detached Home
- Separate Detached Building Incorporating Study, Office/Bedroom & Garage
- Three Reception Rooms
- Rarely Available & Sought After Location
- EPC Rating: TBC

**£1,250,000**



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## DESCRIPTION

**ONE OF A KIND** - This imposing corner plot incorporating a four bedroom detached family home is brought to the market in Newman Road, Hayes. This unique home sits on 0.174 of an acre and poses as a long term family home or a potential development opportunity.

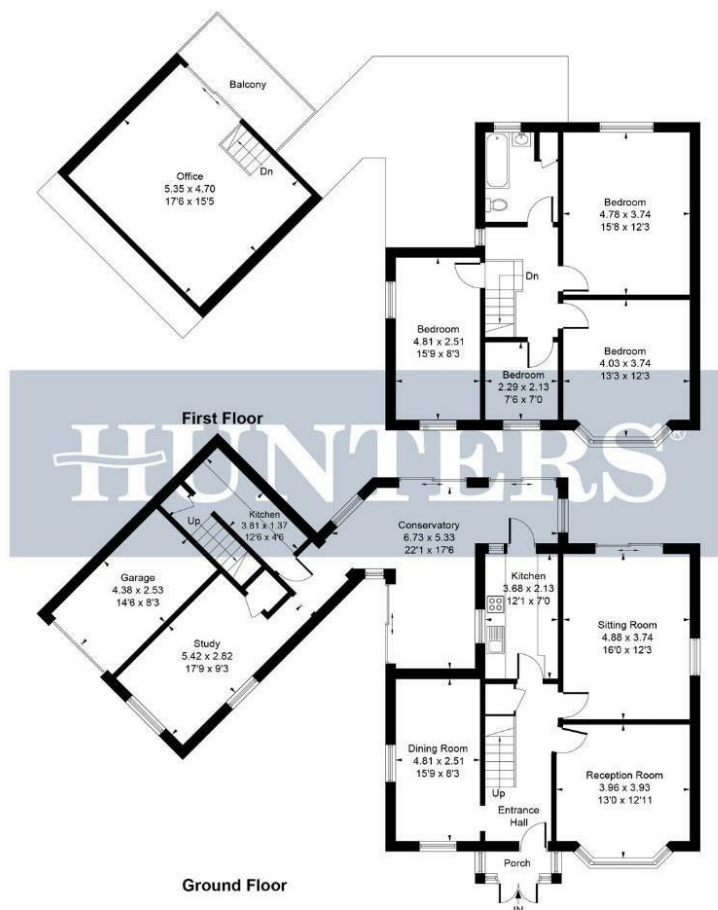
Built by Scott & Speedy this property comprises porch to entrance hall, three separate ground floor reception rooms, fitted kitchen, large conservatory, four first floor bedrooms and a separate bathroom suite. An additional building adjoined to the conservatory currently occupies a kitchen, study area, first floor bedroom/office with balcony and an integral garage. Outside the property benefits from three separate driveway entrances along with gardens to the front, sides and rear. The property does hold development potential and more information can be obtained from speaking with a member of our team.

Newman Road is situated in Hayes Town and is well located with easy reach to transport links, amenities, local schools and the newly opened Elizabeth Line. You are a short drive away from the A312/A40/M4 motorway links along with Heathrow Airport & Stockley business park along with being a brisk walk away from Minet Country Park.





Approximate Gross Internal Area = 207.8 sq m / 2237 sq ft  
(Including Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Produced for Hunters

### 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.

| 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.