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Blandford Waye, Hayes, UB4 0PA

Asking Price £585,000



Situated on Blandford Waye in North Hayes on the Brookside Estate is this extended three bedroom, semi detached home which is being offered for sale with NO ONWARD CHAIN and benefits from being on a large CORNER PLOT offering huge potential to extend subject to planning permission.

The property offers spacious accommodation and comprises entrance porch, two separate reception rooms, conservatory, ground floor wet room and an extended kitchen and dining room incorporating a modern fitted kitchen with integrated appliances. To the first floor you are met with three bedrooms all with fitted wardrobes and a separate and modern shower room. Outside the property has front, side and rear gardens and benefits from having two driveways with scope to make much larger for multiple cars. You also have the benefit of a single detached garage which is currently used for storage. Other benefits include double glazing and gas central heating throughout the property.

Blandford Waye is situated within a cul de sac and is prominently located, being within easy reach of Southall Broadway, Hayes Town, Lombardy Retail Park, A312/A40/M25 motorway links, Heathrow Airport and transport links. The Southall and Hayes & Harlington Station are within commuting range now servicing the Elizabeth Line providing greater access to London and surrounding locations.



KEY FEATURES

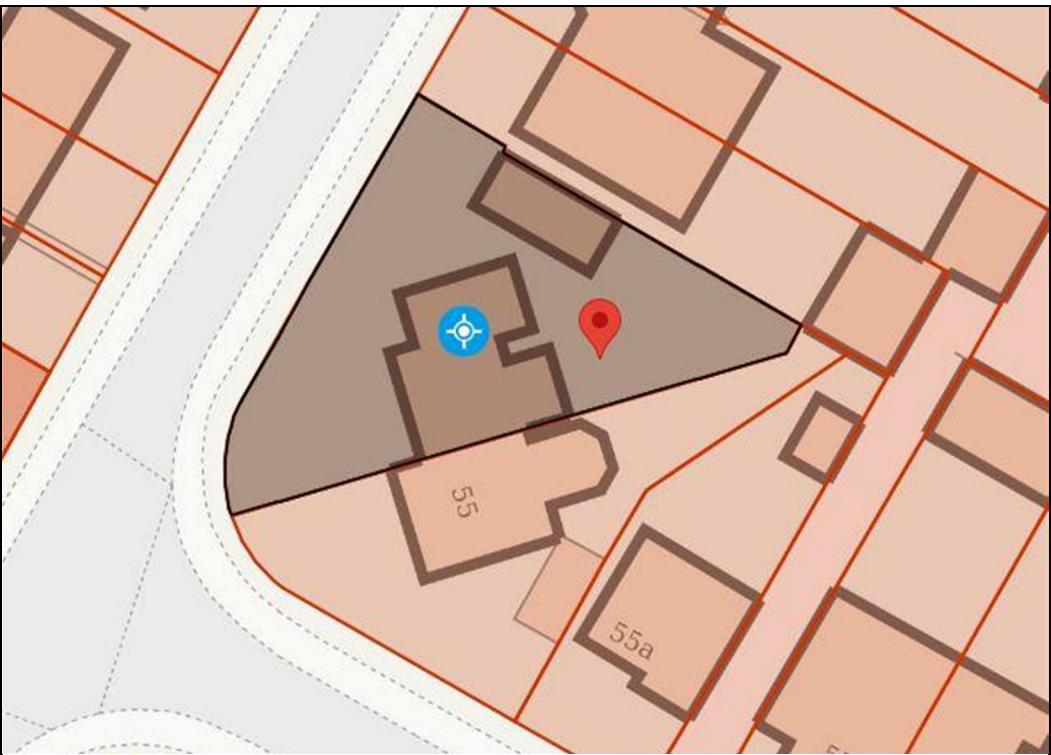
- Corner Plot with Huge Potential
- Semi Detached House
- Two Driveways
- Three Bedrooms
- Two Reception Rooms & Conservatory
- Extended Modern Kitchen & Dining Room
- Two Bathrooms
- No Chain
- Quiet Residential Location
- EPC Rating: TBC





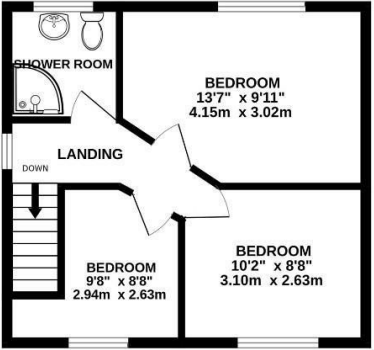
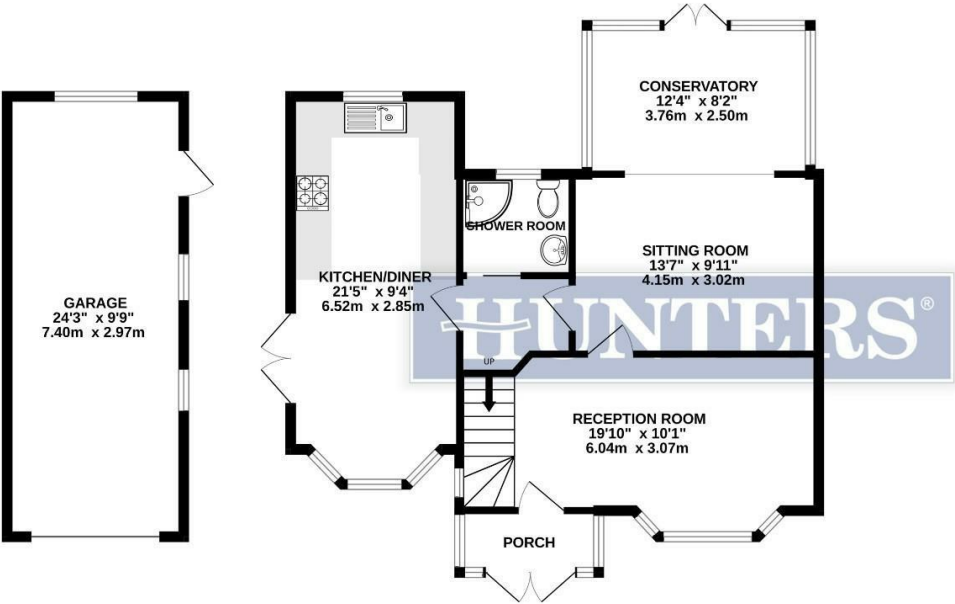




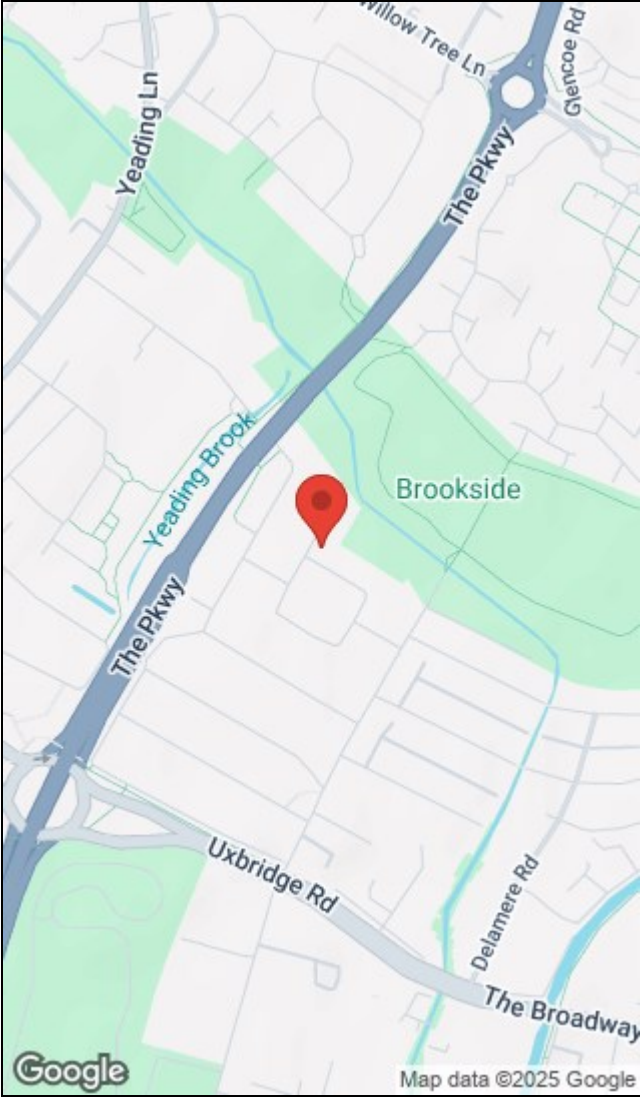


GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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