



Grange Road, Hayes, UB3 2RP

- Three Bedrooms
- Generous Front & Rear Gardens
- Rear Access
- Great Potential to Extend & Develop (STPP)
- Fitted Kitchen & Bathroom
- End of Terraced
- No Chain
- Two Reception Rooms
- Close Proximity to Barra Hall Park & Hayes Cricket Club
- EPC Rating: D

Asking Price £550,000



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GREAT SCOPE TO EXTEND - BEAUTIFUL SCENIC VIEWS - NO CHAIN

Rarely available and brought to the market on Grange Road in Hayes End is this three bedroom, end of terraced home being offered for sale with NO ONWARD CHAIN. The property is prominently located and is a stones throw away from Barra Hall Park and Hayes Cricket Club.

The property comprises entrance hall, sitting room, dining room, fitted kitchen, three first floor bedrooms and a three piece bathroom suite. Outside, the property has generous front and rear gardens along with rear access off of Kingdom Hall. The property offers substantial potential to extend and improve subject to planning permission.



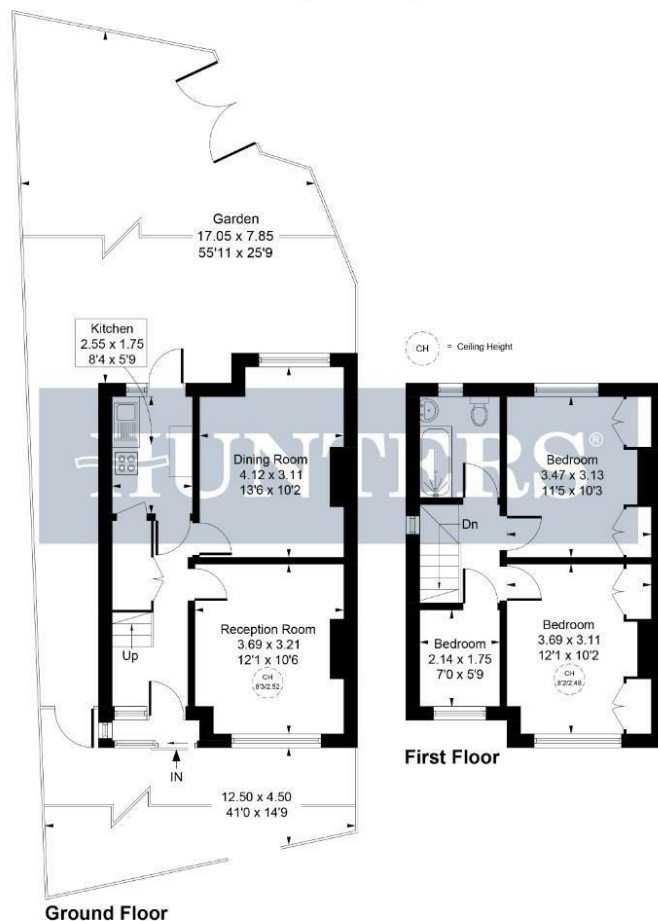
Grange Road is in a popular location with homes rarely becoming available for sale on this street. You are a short distance away from the Uxbridge Road providing an array of amenities and transport links, you are a stones throw away from Barra Hall Park, Hayes Cricket Club and also within easy reach to local primary and secondary schools. Viewings are highly recommended to avoid disappointment!



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Approximate Gross Internal Area
74.8 sq m / 805 sq ft



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

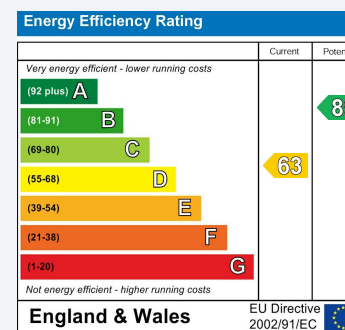
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.