



Hughes Road, , Hayes, UB3 3AN

- Three Bedrooms
- Traditional 'Scott & Speedy' Home
- Blank Canvas
- Generous Rear Garden
- Own Drive to Garage
- Semi Detached
- No Chain
- Huge Potential to Extend (STPP)
- Rarely Available

Asking Price £650,000



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DESCRIPTION

Located on the highly sought-after Hughes Road, this well-positioned three-bedroom semi-detached house offers a fantastic opportunity for new owners to personalize and extend (subject to planning permission). With no onward chain, this property is ready for immediate possession and presents a blank canvas for those looking to create their ideal home.

Internally, the property features a welcoming entrance hall, a spacious sitting room, a separate dining room, a kitchen, three good-sized bedrooms, and a family bathroom. The property is further complemented by a generous rear garden and its own driveway leading to a garage.

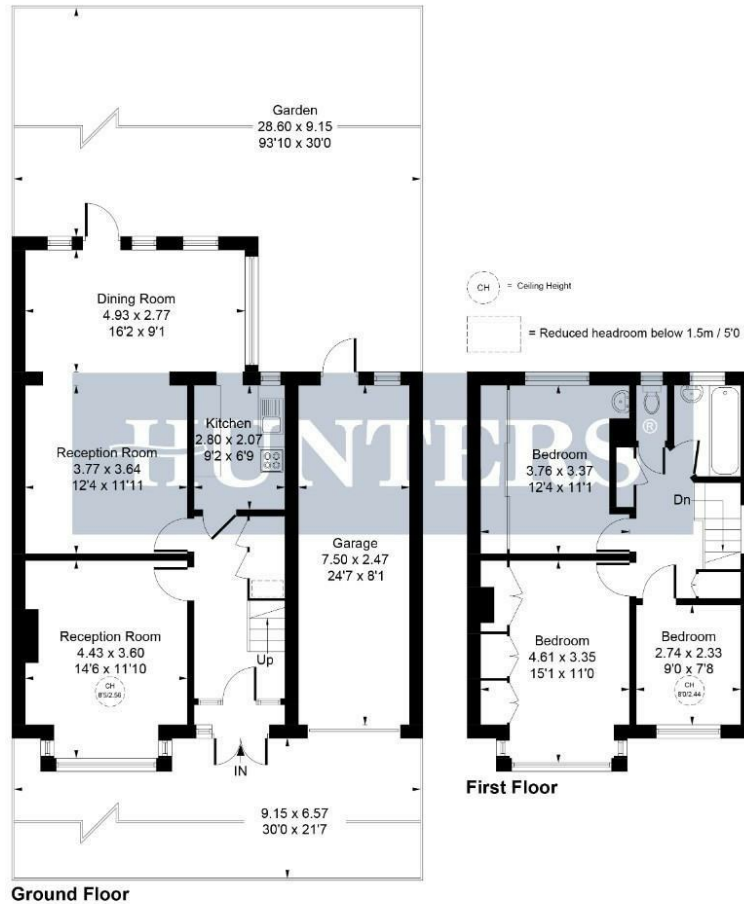
Situated in the heart of Hayes Town, Hughes Road enjoys a convenient location with easy access to local amenities, schools, and excellent transport links, including the newly opened Elizabeth Line. For commuters, the A312, A40, and M4 motorways are just a short drive away, with Heathrow Airport and Stockley Park business hub also within easy reach.

Viewings are highly recommended to fully appreciate the potential of this property.





Approximate Gross Internal Area = 108.85 sq m / 1172 sq ft
 Garage = 19.50 sq m / 210 sq ft
 Total = 128.35 sq m / 1382 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.

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.