



## Botwell Lane, Hayes, UB3 2AJ

- Three Bedroom
- Two Reception Rooms
- Fitted Bathroom
- Front, Side & Rear Gardens
- Garage with Rear Access
- End of Terrace
- Fitted Kitchen
- Blank Canvas
- Potential to Extend (STPP)
- EPC Rating

**Offers In The Region Of £500,000**



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## DESCRIPTION

Situated on a popular, residential street in Hayes Town on Botwell Lane is this three bedroom, end of terraced house being offered for sale as a blank canvas for its new owners. The property also offers great scope to extend, subject to planning permission.

The property comprises entrance porch to hall, sitting room, dining room, fitted kitchen, three first floor bedrooms and a separate bathroom suite. Outside, the property has front, side and rear gardens along with a garage which is accessible via a service road through Manton Close.

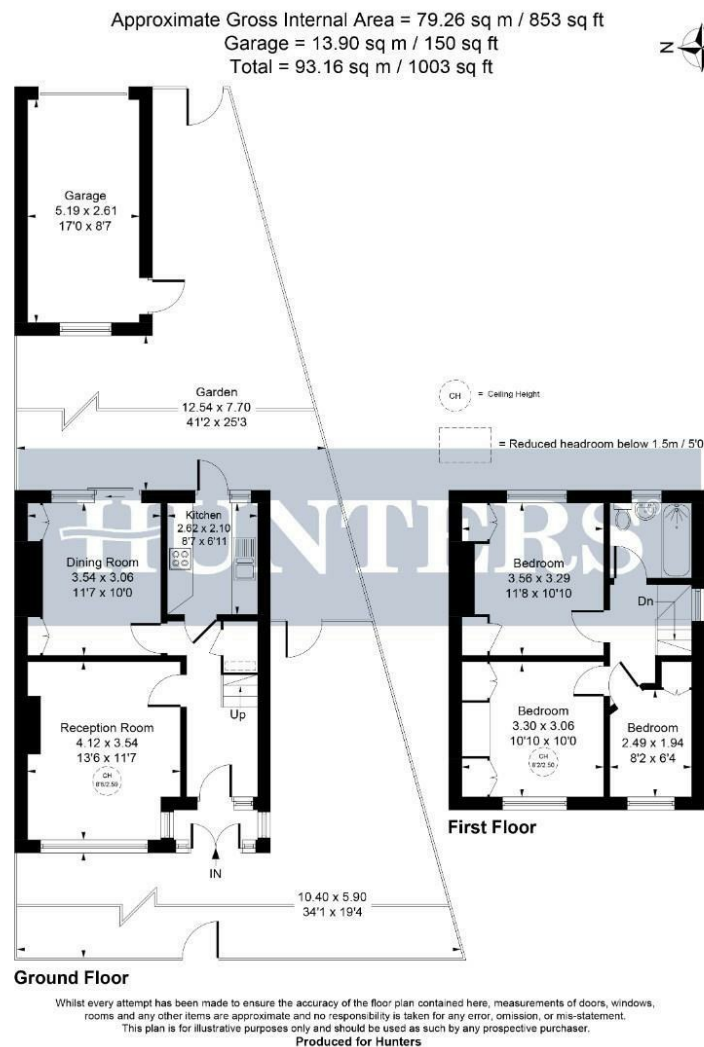
This property is well located for local shops and amenities being such a short distance away from Hayes town. You have multiple transport links connecting you to areas such as Southall, Uxbridge, Hillingdon and Yeading a long with being within walking distance to the Hayes and Harlington station, which now services the Elizabeth Line providing greater access into London in approximately 20 minutes.











### Viewings

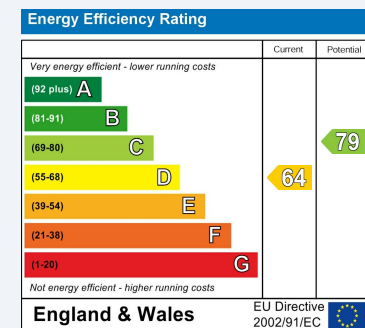
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.