



Monmouth Road, Hayes, UB3 4JJ

- Three Bedroom Corner Plot
- Planning Number: 49888/APP/2023/2281
- Huge Side Plot
- Further Scope to Extend & Develop (STPP)
- Great Investment Opportunity

- Planning Approved for Double Story Extension in 2023
- Two Reception Rooms
- Modern Fitted Kitchen & Bathroom
- Popular Residential Location
- EPC Rating: D

Asking Price £600,000



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Situated on Monmouth Road, a popular residential street in South Hayes is this three bedroom semi detached house being offered for sale with PLANNING APPROVED for a two story side extension. The property offers further scope to develop and extend subject to planning permission and serves as a great project for its new owners.

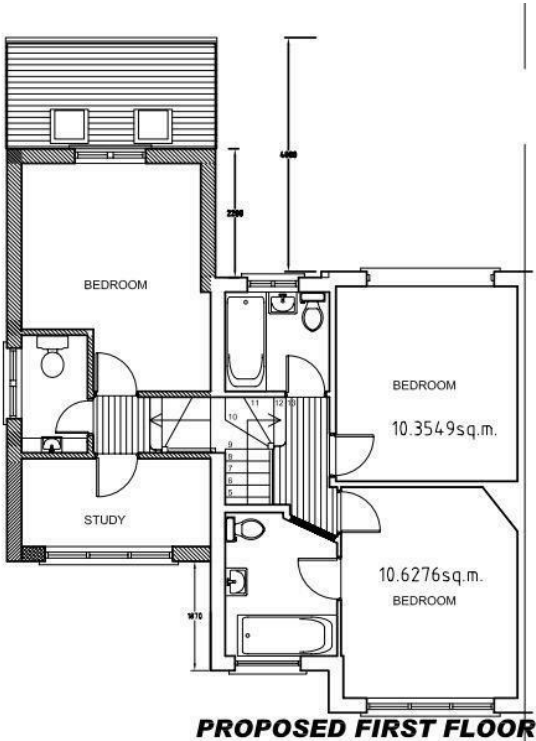
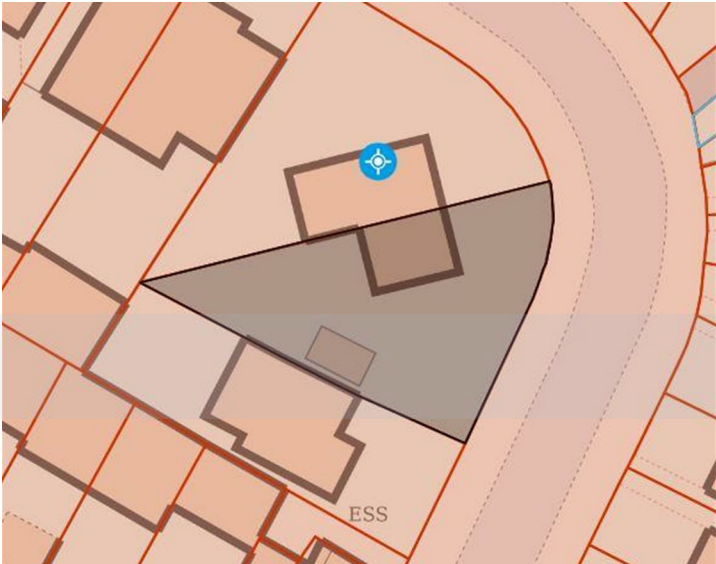
The property comprises entrance hall, sitting room, dining room, modern kitchen, three first floor bedrooms and a modern bathroom suite. Outside, the property has generous front, side and rear gardens with great scope for further extension or can be used for parking multiple vehicles.

Planning permission has been approved in 2023 under planning reference 49888/APP/2023/2281. Proposed plans are attached to our brochure and floor-plan section.

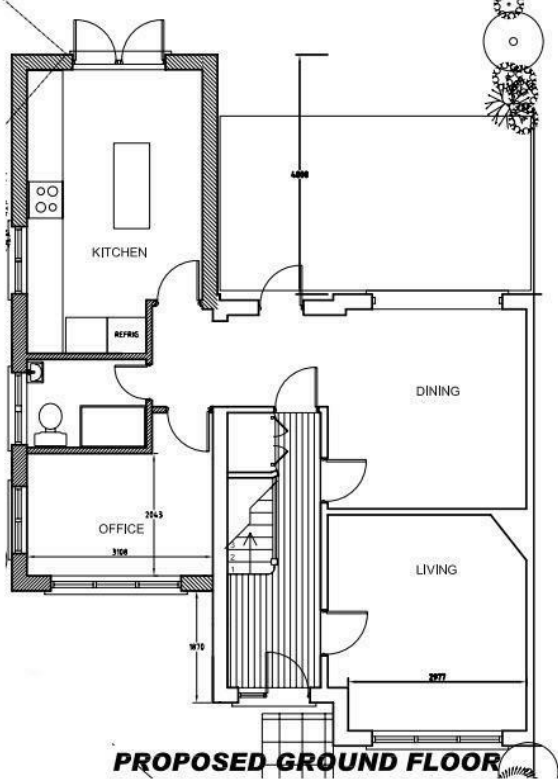
Monmouth Road is situated in South Hayes and within close proximity to the Hayes and Harlington train station, ASDA super market, local bus links and amenities. You are a short drive from the A312/A40 motorway links, Great Western International Market and Heathrow Airport. Viewings are highly advised, please get in contact to view.



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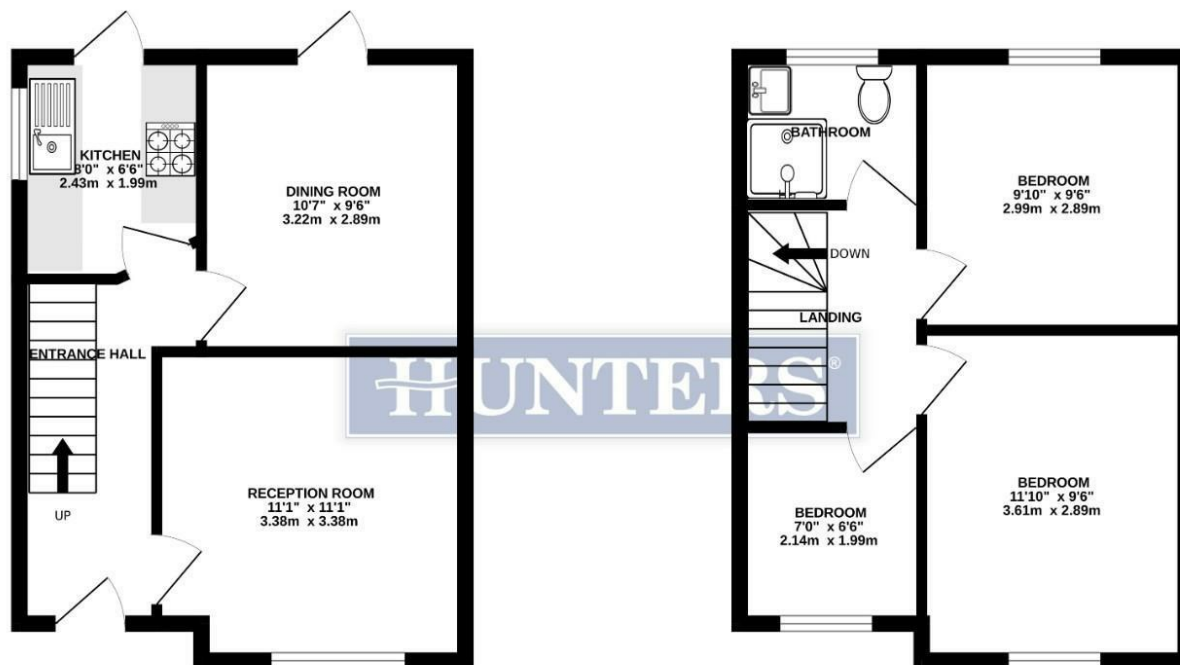
PROPOSED FIRST FLOOR



PROPOSED GROUND FLOOR

GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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Viewings

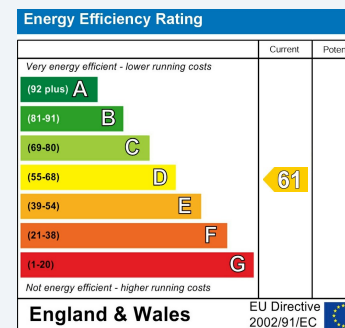
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.