



Granville Road, Hayes

- Three Bedroom
- Two Reception Rooms
- Off Street Parking
- Popular Location & Street
- Close Proximity to Amenities & Transport Links

- Semi Detached
- Modern Fitted Kitchen
- Potential to Extend STPP
- Rear Garden
- EPC Rating D

Offers In Excess Of £485,000

Tenure: Freehold

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Granville Road, Hayes

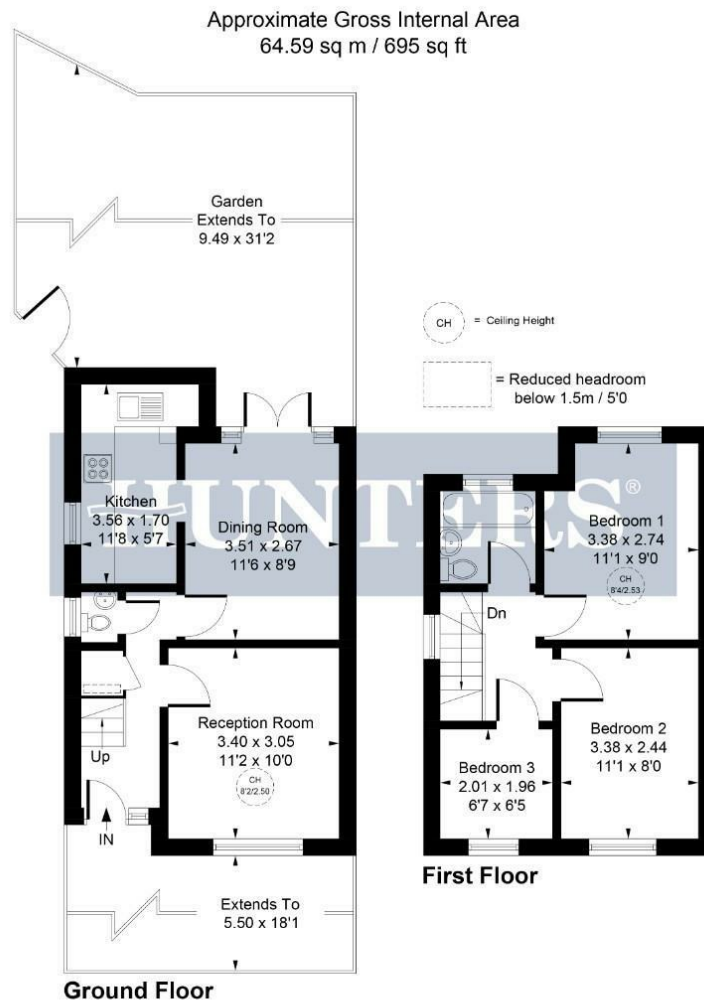
DESCRIPTION

Offered to the market on Granville Road in South Hayes is this three bedroom, semi detached home offered for sale in good condition throughout. The property is situated on a popular residential street and offers further potential to extend subject to planning permission.

The property comprises entrance hall, sitting room, open plan dining room incorporating a modern fitted kitchen, three first floor bedrooms and a three piece bathroom suite. Outside, the property has a low maintenance rear garden along with off street parking to the front.

Granville Road is situated in South Hayes and is a short commute from Hayes Town, A312/A40 motorway links, Hayes and Harlington Station and Heathrow Airport. Contact Hunters today to organise a viewing on 0208 848 0978!





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

Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



Council Tax: D

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

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