



HUNTERS[®]
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Hitherbroom Road, Hayes, UB3 3AE

Offers Over £900,000



Brought to the market for the first time in over 40 years is this secluded and prominent detached residence in the ever so popular 'Scott & Speedy' estate on Hitherbroom Road. This home boasts character and has great scope to extend and develop subject to planning permission!

The property comprises entrance foyer, fitted kitchen, large 'L' shaped reception room, ground floor fourth bedroom and bathroom. To the first floor there are three double bedrooms, separate family bathroom suite and large landing area. Externally the property has its own driveway and private road leading into the residence with parking for multiple vehicles, generous rear and side gardens along with a detached double garage.

Hitherbroom Road is situated within easy reach to local amenities, transport links and schools. The Uxbridge Road is a short drive away along with the A312/A40 motorway links. The Elizabeth Line is within commuting range now servicing access into inner and outer London and including links the Heathrow Airport.

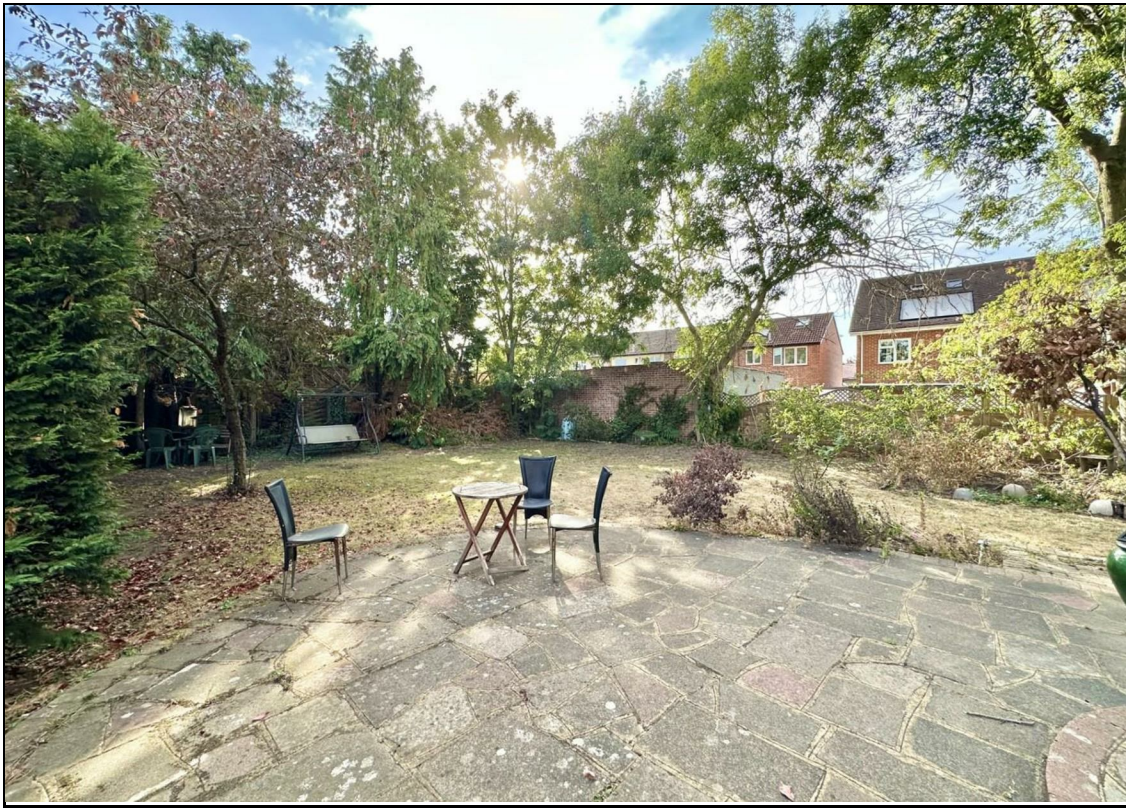
KEY FEATURES

- FOUR BEDROOMS
- DETACHED
- TWO BATHROOMS
- GENEROUS REAR GARDEN
- PARKING FOR MULTIPLE VEHICLES
- NESTLED AWAY ON A PRIVATE ROAD
- HUGE SCOPE TO DEVELOP & EXTEND (STPP)
- SOUGHT AFTER LOCATION
- EPC RATING TBC
- DETACHED GARAGE











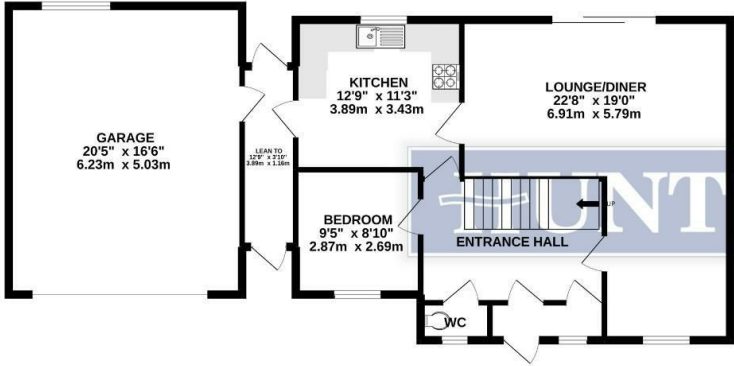
Site Dimensions



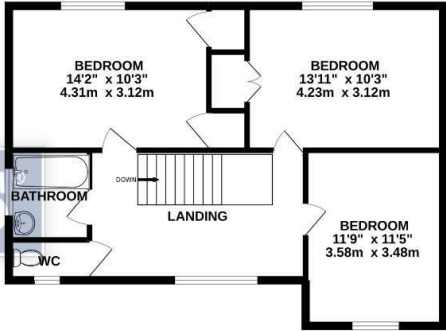
All dimensions are in metres



GROUND FLOOR
1053 sq.ft. (97.8 sq.m.) approx.

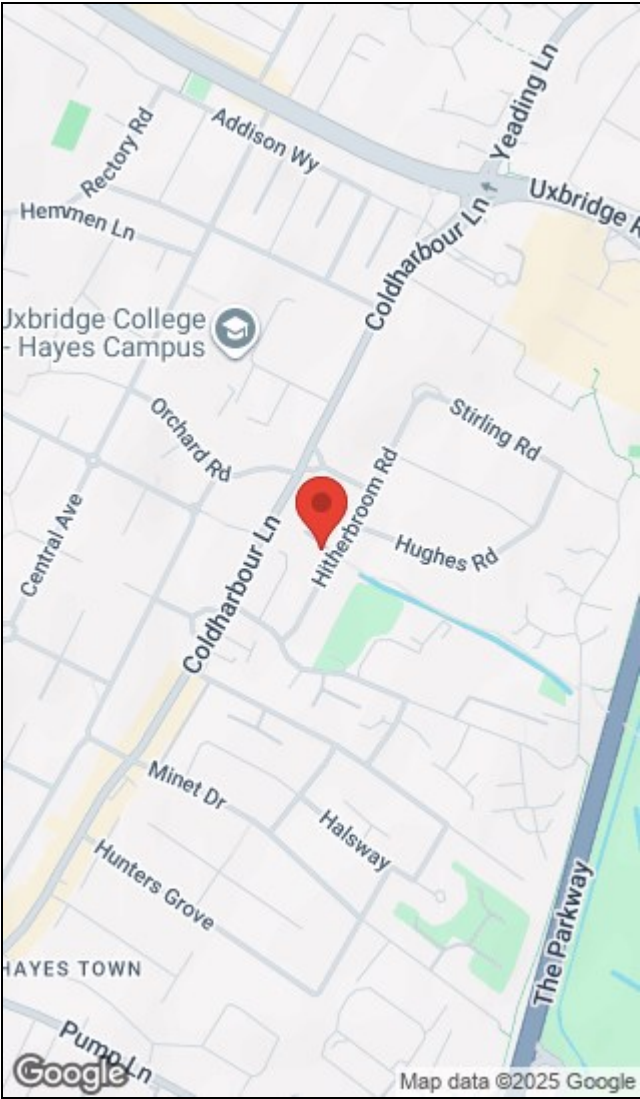


1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1682 sq.ft. (156.2 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		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	
Current	Potential	Current	Potential
	82		
	67		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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