



Clivesdale Drive, Hayes, UB3 3PX

- One Bedroom End of Terrace
- Potential to Convert into a Two Bedroom Property
- Modern Three Piece Bathroom Suite with Jacuzzi Bath
- Own Concreted Driveway at the Front & Allocated Parking
- Viewing Advised
- Integrated Security System with Cameras
- Great Condition - Renovated Throughout
- Private Garden
- Close to Local Amenities, Schools and Transport Links
- EPC Rating: C

Asking Price £399,950

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DESCRIPTION

This well-presented one-bedroom end-of-terrace property, offered in excellent condition throughout and situated within a popular and convenient residential location in Hayes. This attractive home is ideal for first-time buyers, downsizers, or investors and offers excellent scope for future improvement.

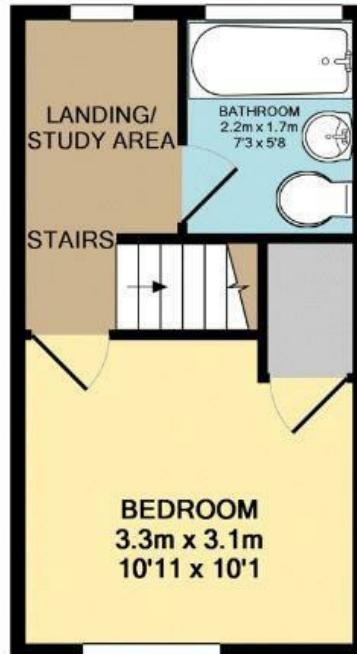
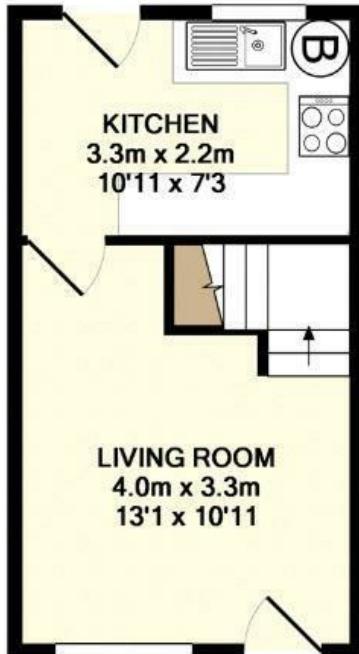
The property has been fully renovated to a high standard, including re-plastering throughout, new electrics with a modern energy-efficient consumer unit, new plumbing, a new boiler, and new radiators with individual temperature controls. The heating system is Hive-controlled, providing smart and efficient home heating. Additional peace of mind is offered via an integrated security system with cameras.

Internally, the accommodation comprises a separate reception room and dining area, a modern separate kitchen, and a contemporary three-piece bathroom suite. The bathroom further benefits from underfloor heating, a luxury Whirlpool Jacuzzi bath, and a Bluetooth-enabled cabinet, creating a spa-like experience. New carpets and flooring have been fitted throughout, enhancing the home's fresh and modern feel. There is also potential to convert the property into a two-bedroom home, subject to the necessary planning permissions, allowing buyers the opportunity to add further value.

Externally, the property features a private rear garden, ideal for outdoor enjoyment, along with an own concreted driveway to the front and an allocated parking bay specifically assigned to the house, in addition to additional parking bay, offering ample off-street parking. Ideally located close to local amenities, schools, and transport links, the property provides easy access to shops, supermarkets, and key commuter routes, making it a practical and desirable home.







GROUND FLOOR
APPROX. FLOOR
AREA 20.7 SQ.M.
(223 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 20.7 SQ.M.
(223 SQ.FT.)

TOTAL APPROX. FLOOR AREA 41.4 SQ.M. (446 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. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	83
(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.