



## Abbey Close, , Hayes, UB3 3PJ

- Corner Plot
- Off Street Parking & Garage
- Two Bedrooms
- Blank Canvas In Need Of Modernisation
- Close Proximity to Schools, Transport Links and Hayes Town
- Previous Plans Approved for Two-Storey Side Extension (58453/APP/2004/1441)
- Semi Detached
- Fitted Kitchen & Bathroom
- Cul De Sac Location
- EPC Rating TBC

**Offers In The Region Of £425,000**



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## DESCRIPTION

**\*\*CORNER PLOT\*\*** Situated in Abbey Close in Hayes Town is this unique and rarely available CORNER PLOT with previous planning permission approved for a two-storey side extension. The property is a blank canvas and requires modernization throughout but would suit a buyer with a vision to extend and develop this property into a family home or investment.

The property comprises entrance porch, reception room, fitted kitchen, two first floor bedrooms, bathroom suite and storage throughout. Externally the property has off street parking, its own garage with direct access into the rear and side garden.

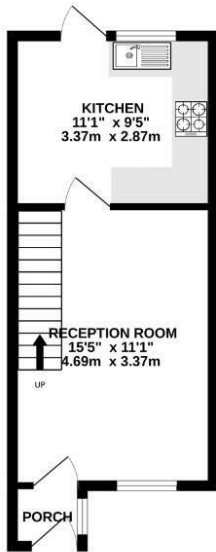
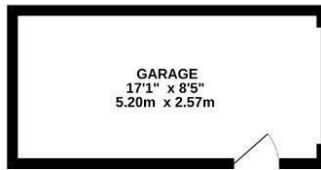
Abbey Close is situated in Hayes Town is within close proximity to local schools, amenities, transport and motorway links. Hayes Town is a short commute away providing an array of High Street facilities and the Hayes and Harlington Train station.

If you wish to view the proposed plans which have been approved you can use the following reference on the London Borough of Hillingdon Planning website [58453/APP/2004/1441](https://www.hillingdon.gov.uk/planning/58453/APP/2004/1441).





GROUND FLOOR  
431 sq ft. (40.1 sq m.) approx.



1ST FLOOR  
274 sq ft. (25.5 sq m.) approx.



TOTAL FLOOR AREA - 706 sq ft. (65.6 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description 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](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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



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