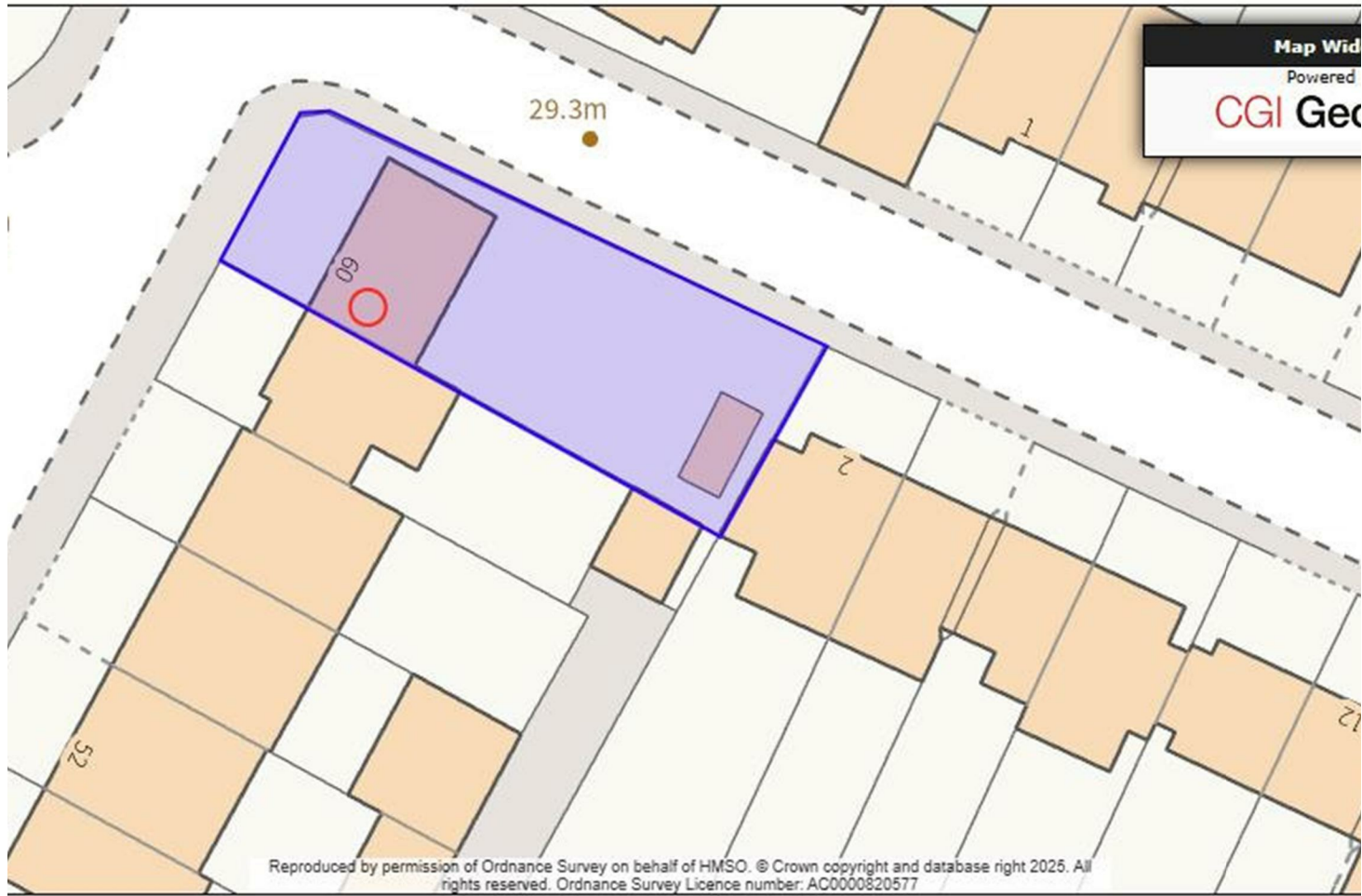




Brookside Road, Hayes, UB4 0PJ
Guide Price £799,950

DBK
ESTATE AGENTS



A rare and exciting opportunity awaits with this Double Fronted Semi-Detached home situated on a prominent Corner Plot, offered to the market with NO ONWARD CHAIN and a Wealth of Development Opportunity (stpp).

The property benefits from the potential of a 6m or 4m ground floor extension, part first floor extension, loft conversion and brick out building. For investors, there is potential for a NEW BUILD at the rear of the garden and conversion of the existing dwelling into self-contained units or a HMO (subject to the necessary planning consents).

Boasting approximately 1,711 sq. ft. of internal space, the layout includes FIVE generously proportioned bedrooms providing ample accommodation, a first floor family bathroom suite, a spacious through lounge, an additional family room/ dining room, a large kitchen and a ground-floor walk-in shower room.

The outdoor spaces are just as impressive with the expansive rear garden providing a peaceful retreat, complete with rear vehicle access and side gated access. At the front, a brick-paved garden offers off-street parking, adding to the practicality of this already impressive property.

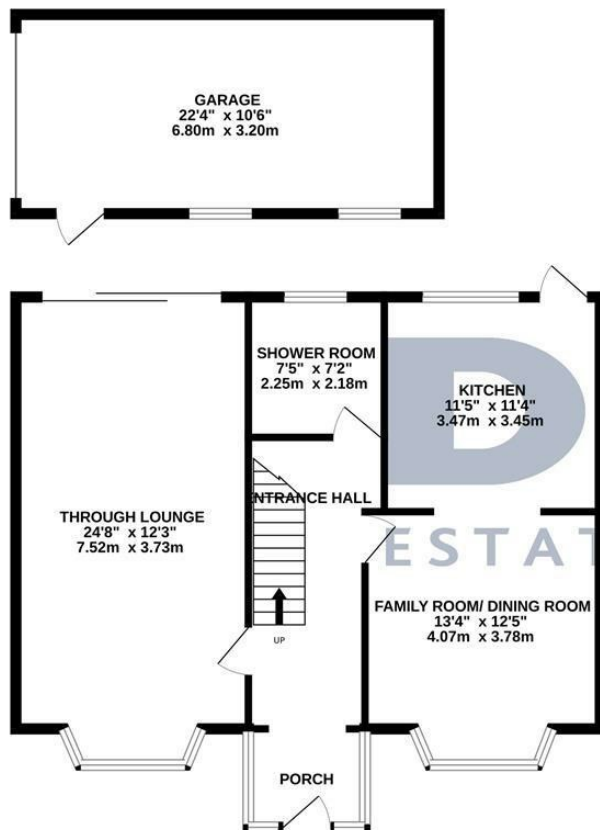
Hayes is a vibrant suburban area offering a blend of modern convenience and historical charm. Known for its excellent transport links, Hayes benefits from the Elizabeth Line at Hayes & Harlington Station, providing quick access to Central London and Heathrow Airport. The property is within close proximity to Southall Broadway and Lombardy Retail Park featuring a mix of shopping facilities as well as green spaces. Local reputable schools such as Guru Nanak Sikh Academy and other scoring OUTSTANDING by OFSTED can be found within walking distance. For motorists the A40/ M4 and M25 can be found within a short drive.

Key Features

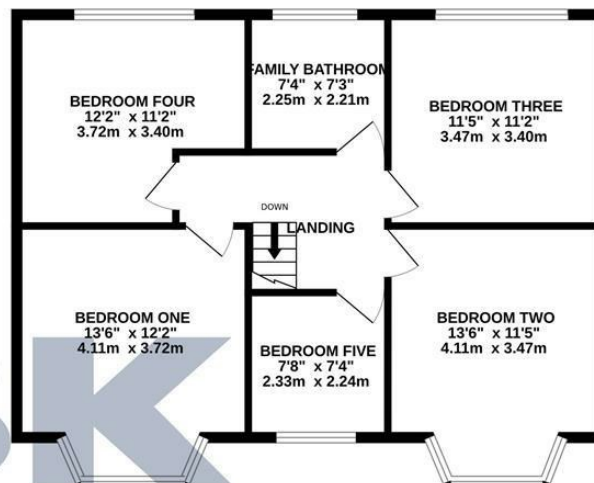
- No Onward Chain + Corner Plot
- Wealth of Development Opportunity to Existing House (stpp)
- For Investors - Potential for New Build Detached Dwelling + Convert Existing House into Self Contained Units (stpp)
- Double Fronted Semi-Detached Home Circa 1,711 Sq.Ft with Larger Than Average Accommodation
 - Five Bedrooms (Three with Fitted Wardrobes)
 - Through Lounge + Additional Family Room/ Dining Room
 - Large Kitchen
 - Family Bathroom/ WC + Ground Floor Walk in Shower/ WC
- Generously Sized Rear Garden with Rear Vehicle Access + Side Gated Access
- Brick Paved Front Garden for Off Street Parking



GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.

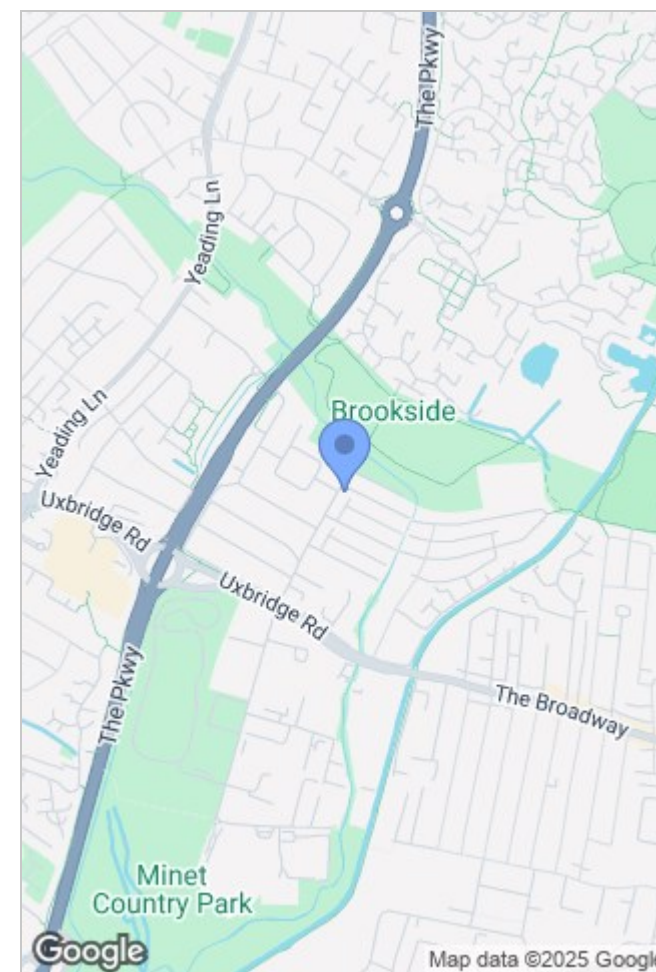


1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 1711 sq.ft. (159.0 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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

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