



**North Hyde Road, Hayes, UB3 4NQ**

## **Welcome to North Hyde Road, Hayes**

Barnard Marcus are pleased to bring to the market, this wonderful three bedroom semi-detached family home in Hayes. The property is located on the well-known and ever popular North Hyde Road. Various local amenities and transport links are all within a short distance to the property.

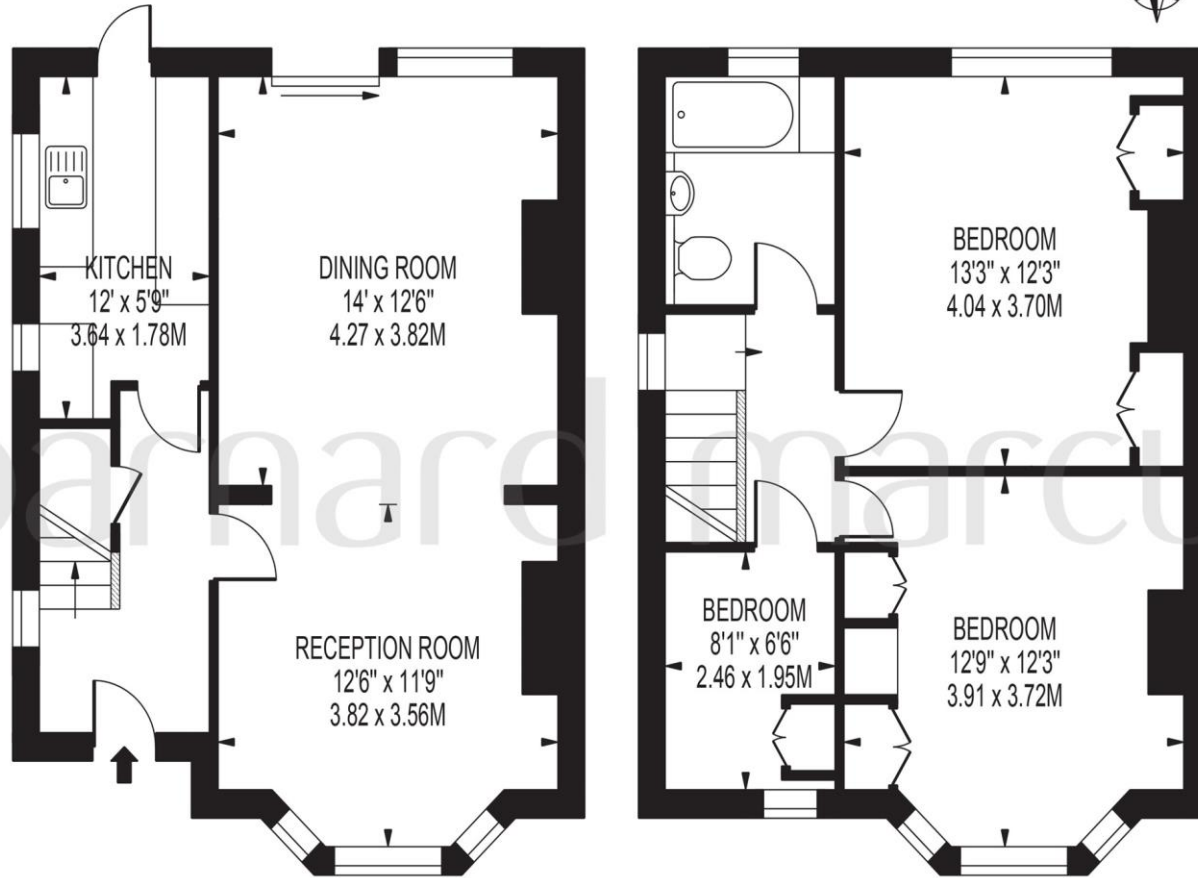
This spacious and well-proportioned property comprises of a front porch, two separate reception rooms, and a galley style kitchen which leads on the rear garden. The rear garden itself is spacious providing enough room should you wish to extend the property at the rear. The garden can also be accessed via the shared drive at the side of the property which leads on to the garage.

The first floor benefits from three good size bedrooms and a generously sized family bathroom suite. Loft access also features with potential to extend. This fantastic property is just a short distance to Hayes and Harlington Station which is on on the new Elizabeth Line, making travel into London easier and more convenient than ever before. Hayes Town Centre is also within easy reach providing access to High Street Shops and restaurants. Transport by car is also convenient with the A40, and M4 within easy reach.



# NORTH HYDE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 949 SQ FT - 88.20 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## Welcome to

### North Hyde Road, Hayes

- CHAIN FREE
- THREE BEDROOMS
- SEMI DETACHED
- PRIVATE GARAGE
- POTENTIAL TO EXTEND (STPP)
- 0.5 MILES TO HAYES & HARLINGTON TRAIN STATION
- POPULAR LOCATION
- INVESTMENT OPPORTUNITY

Tenure: Freehold EPC Rating: D

# £500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FEL111311 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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