

## Pillions Lane, Hayes, UB4 8HG

This four bedroom semi detached cottage is available with no upper chain and offers a huge amount of potential for the right buyer. This property can be an interesting project with the option of either converting into two flats or using as a family home, some modernisation may be required to truly unlock this properties potential.

Situated within a quiet location at the end of Hayes End Close which can be accessed from Hayes End Drive on a large plot with fantastic size garden. The property also benefits from parking for 2/3 cars.

Architect drawings have also been completed by the current owners to convert this property into 2 two bedroom maisonettes if potential buyers want to develop in the future subject to planning.

Call the office for more information.

**Asking Price £550,000**

# Pillions Lane

, Hayes, UB4 8HG



- Cottage
- Three Bedrooms
- Large Private Garden
- End Of Terrace
- Downstairs WC
- Garage
- No Upper Chain
- Hayes

## 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	
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## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales	EU Directive 2002/91/EC	
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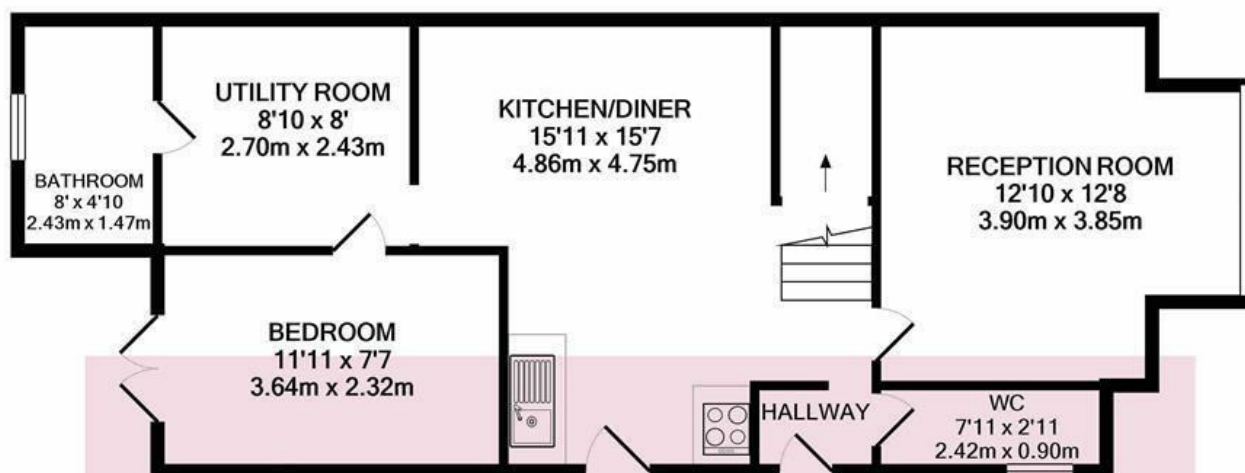


## Directions





## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 593 SQ.FT.  
(55.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 486 SQ.FT.  
(45.2 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1079 SQ.FT. (100.3 SQ.M.)**

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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