



Glebe Road, Hayes, Middlesex, UB3 2EE

DO NOT MISS THIS! Huge family home / HMO Investment / Flat Conversion subject to planning etc. This substantial 5 DOUBLE bedroom extended family house offering generous living space throughout including potential to create a large loft conversion stpp. The property is located within a popular residential area walking distance to Hayes Town Centre and Hayes & Harlington station with Cross Rail now open. The ground floor has a 30' kitchen/dining room, 20' L-shaped lounge with a separate office/study, double bedroom with en-suite shower/toilet and a family bathroom/toilet. Upstairs has 4 more DOUBLE bedrooms and another family bathroom/toilet with huge loft space. Outside has a large paved sun terrace with a separate and well tended lawn + a detached brick and double glazed garden annex. Your own brick paved driveway to the front parks 5 or more cars. **CALL ASAP TO BOOK YOUR APPOINTMENT!**

Guide Price £750,000

30 Glebe Road, Hayes, Middlesex UB3 2EE

Kitchen/Dining Room



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L-Shaped Lounge



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Downstairs Bedroom



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En-Suite



Ground Floor Family Bathroom

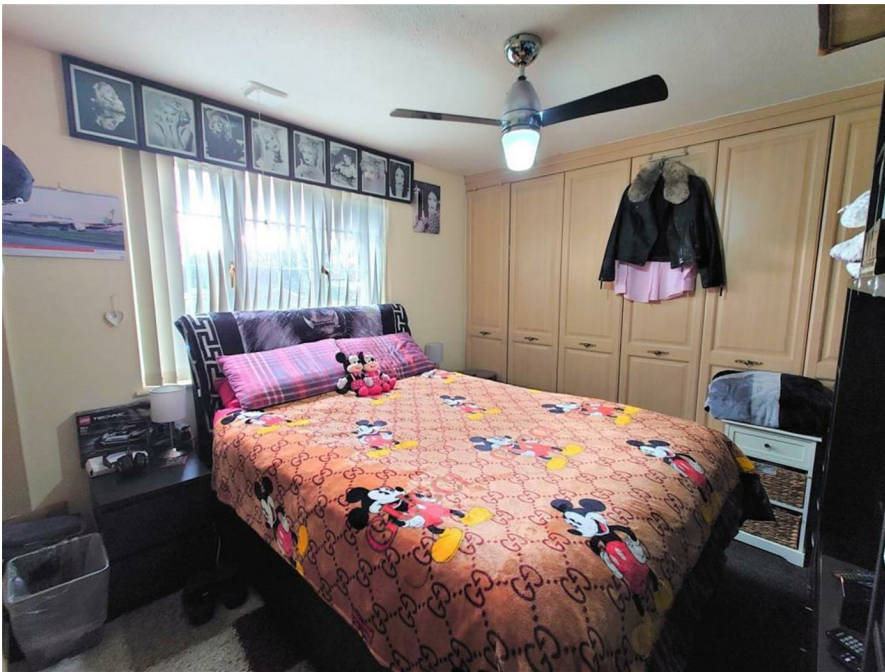


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Bedroom



Bedroom



30 Glebe Road, Hayes, Middlesex UB3 2EE

Family Bathroom



Bedroom



Bedroom
awaiting photo

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Outside

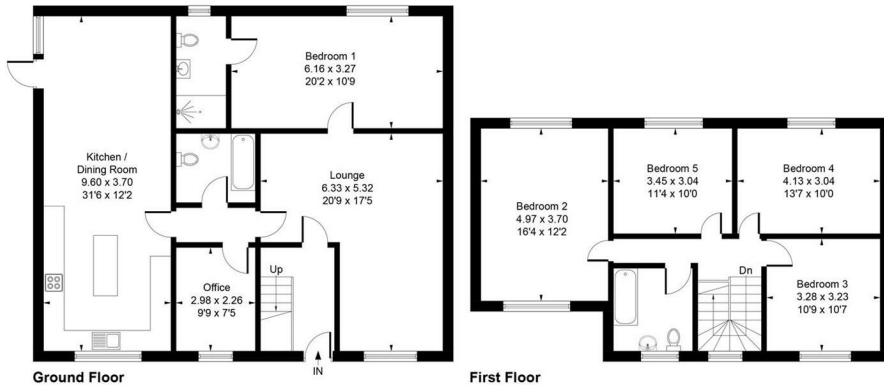


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Floor Plan

Approximate Gross Internal Area = 174.70 sq m / 1881 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 purchase.

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>69</p>	<p>78</p>

England & Wales

EU Directive
2002/91/EC



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