

Church Road, Hayes, Middlesex, UB3 2LQ

PLANNING PERMISSION APPROVED FOR AN ADDITIONAL SINGLE STOREY REAR EXTENSION (see London Borough of Hillingdon Planning Dept Ref:-7686/APP/2024/558) AND PLANNING PENDING FOR AN ADDITIONAL REAR KITCHEN EXTENSION + FIRST FLOOR ADDITION (see planning ref:-7686/APP/2024/2670).

This is a magnificent 4/5 bedroom extended, detached & gated family residence with a substantial 200' approx rear garden. Situated in one of the areas most prestigious locations, the property provides elegant & spacious living accommodation throughout and is beautifully presented with an abundance of unique features.

The property has flexible room space and is currently configured to provide a large entrance/reception area, lounge with separate dining room, 2 more reception rooms, downstairs toilet, 24' kitchen/family room and an integral/self contained Studio (lounge/bedroom/kitchenette + separate shower room all accessed via its own rear doorway or from the main house. Upstairs has 3 more double bedrooms and a shower room + generous loft space suitable for conversion stpp. A substantial rear garden has a large patio, enormous lawned area + a detached storage annex with power, lighting, shower & toilet. To the front is a brick paved and gated drive providing parking for 6/7 cars.

The Uxbridge Road is just a short walk away as are a choice of schools including Dr Triplett's, the property is also conveniently positioned for Hayes Town shopping centre (Hayes & Harlington Cross Rail station - Paddington within 20 minutes), 'Lombardi' retail park and main bus route links for Uxbridge, Southall & Heathrow.

Asking Price £1,250,000

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Approximate Gross Internal Floor Area : 174.66 sq m / 1880.02 sq ft

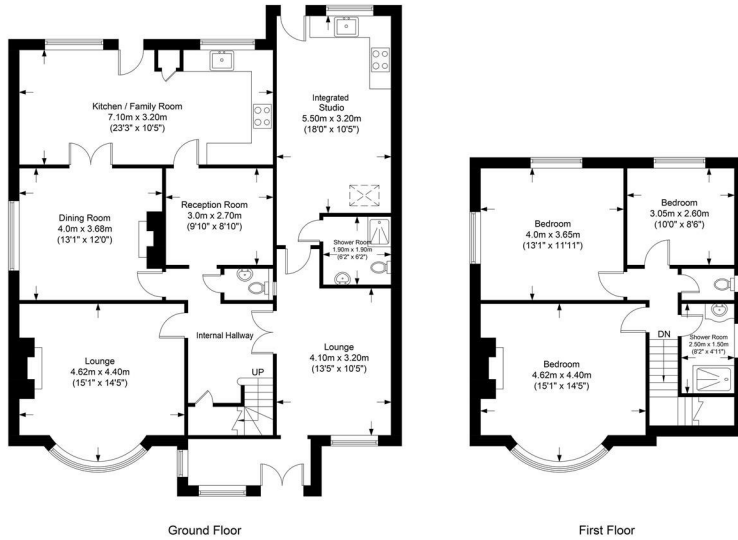



Illustration purposes only. All measurements are approximate.

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>58</p> | <p>78</p> |
| <p>England & Wales</p> | <p>EU Directive 2002/91/EC</p> |  |

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