



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



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E

# Hughes Road, Hayes, UB3 3AP

## Asking Price £550,000

# HUNTERS®

HERE TO GET *you* THERE

Situated on a popular and sought after road, is this three bedroom semi detached house being offered for sale with NO ONWARD CHAIN. The property is situated on Hughes Road and offers huge potential to extend subject to planning permission and is a blank canvas for its new owners.

The property comprises entrance hall, sitting room, dining room, kitchen, landing, three bedrooms and a bathroom suite. Outside the property has a front garden with potential to convert to a driveway, shared drive access and a very generous rear garden. Viewings are highly recommended and more images will be coming soon.

Hughes Road is situated in Hayes Town and is well located with easy reach to transport links, amenities, local schools and the newly opened Elizabeth Line. You are a short drive away from the A312/A40/M4 motorway links along with Heathrow Airport & Stockley business park.

31 Coldharbour Lane, Middlesex , UB3 3EB | 0208 848 0978  
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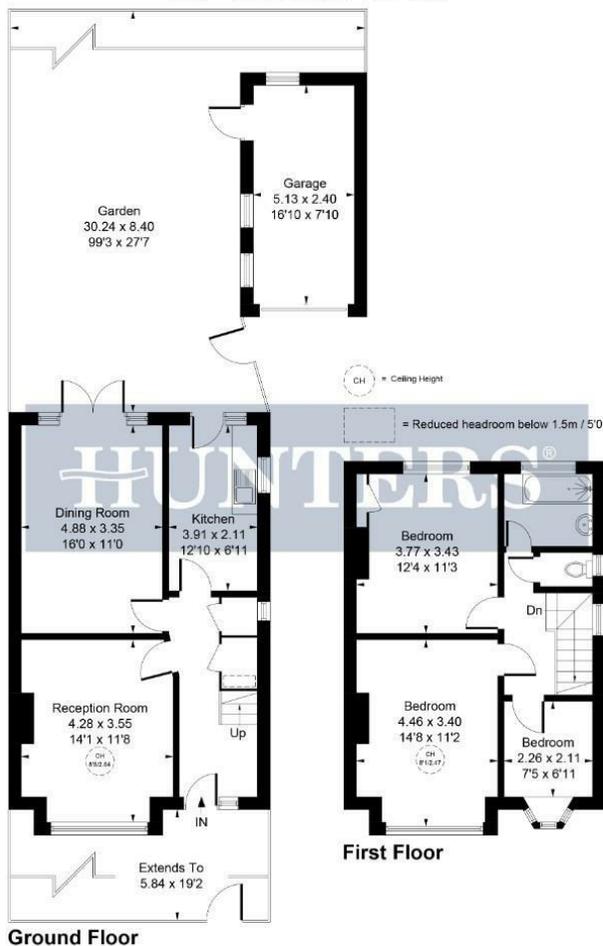
## KEY FEATURES

- Three Bedroom
- Semi Detached
- Traditional 'Scott & Speedy' Home
  - No Chain
  - Blank Canvas
- Huge Potential to Extend (STPP)
  - Generous Rear Garden
  - Rarely Available
- More Photos Coming Soon
  - EPC Rating E

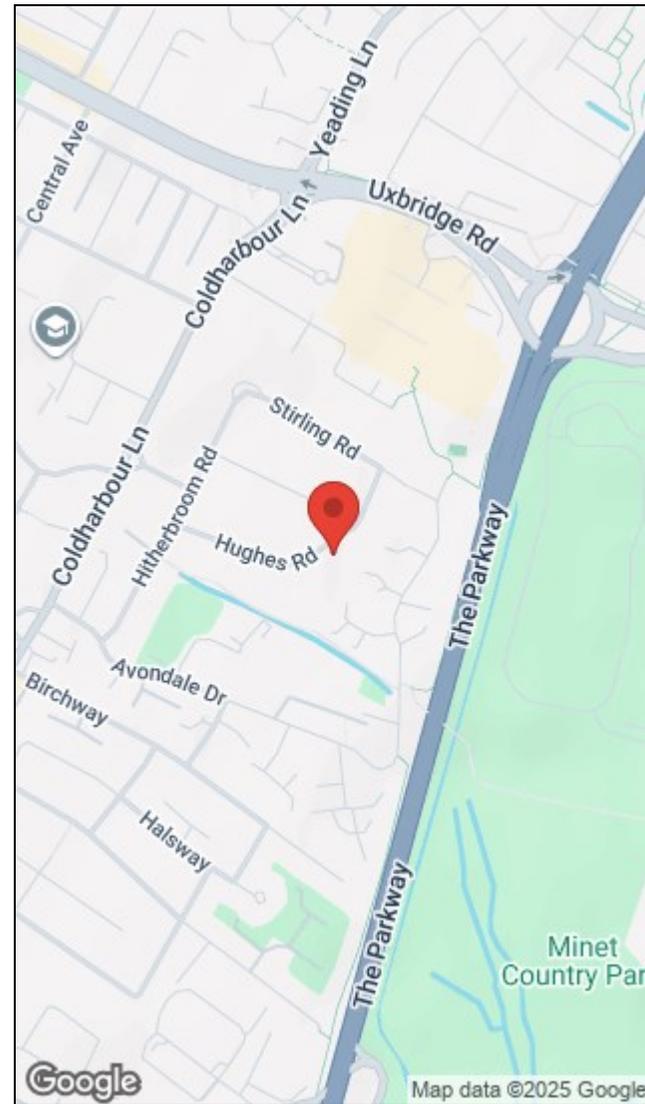




Approximate Gross Internal Area = 95.90 sq m / 1032 sq ft  
 Garage = 12.74 sq m / 137 sq ft  
 Total = 108.64 sq m / 1169 sq ft



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 purchaser.  
 Produced for Hunters



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>78</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>42</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
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(81-91) <b>B</b>	
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