Lundy Drive, Hayes, UB3 4ES

- Terraced House
- Modern Bathroom & Downstairs WC
- Potential to Extend (STPP)
- New Boiler Installed in 2020
- Close to Local Amenities, Schools & Transport Links
- Three/Four Bedrooms
- Separate Kitchen & Dining
- Triple Glazed Windows
- Street Parking & Rear Garden with Rear Access
- EPC Rating: C/Council Tax Band: D

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Asking Price £465,000

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DESCRIPTION

Situated in a convenient residential location in South Hayes, this well-presented terraced home offers spacious and versatile accommodation, making it an excellent choice for growing families, first-time buyers or investors alike.

The ground floor comprises a welcoming separate reception room positioned at the rear of the property, ideal for relaxing or entertaining, alongside a spacious kitchen/diner providing ample room for family meals and gatherings. A convenient downstairs WC adds further practicality to the layout.

To the first floor, the property offers three/four well-proportioned bedrooms, allowing flexibility for larger families, guest accommodation or a home office, as well as a modern family bathroom.

This home has been thoughtfully improved by the current owner and benefits from triple glazed windows throughout, a new boiler installed in 2020, and the added peace of mind of a brand new roof, offering improved energy efficiency and reduced future maintenance.

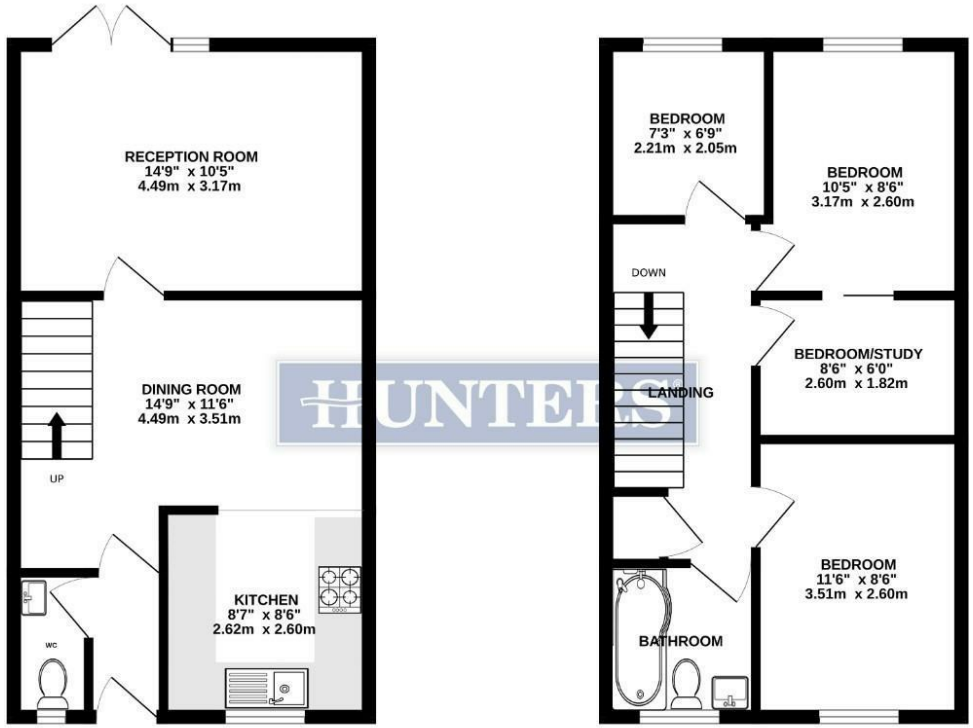
Externally, the property features a front patio area, rear garden with rear access, and street parking. There is also excellent potential to extend further, subject to the usual planning permissions (STPP), allowing buyers to add even more value over time.

Perfectly positioned for everyday convenience, the property is within easy reach of Hayes & Harlington Station (approximately 0.5 miles), offering Elizabeth Line and National Rail connections into Central London and Heathrow. Local bus services are close by, with Crowland Avenue bus stop around 170 metres away. Well-regarded nearby schools include Cranford Park Academy (around 300 metres) and Harlington School (approximately 0.5 miles), while Tesco, Asda and other local shops are also within close proximity.

EPC Rating: C/Council Tax Band: D

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewings

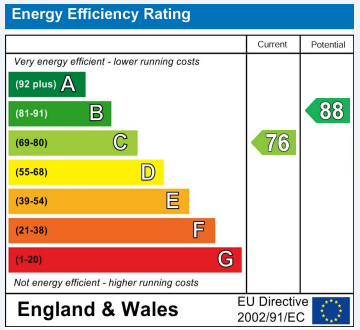
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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