



Compton Road, Hayes, UB3 2AY

- Four Bedrooms
- Two Bathrooms
- Separate Reception Room
- Double Story to the Rear
- Shared Drive & Front Garden
- Semi Detached
- Ground Floor WC
- Large Kitchen/Diner
- Large Rear Garden
- EPC Rating D / Council Tax Band E

Offers In Excess Of £600,000

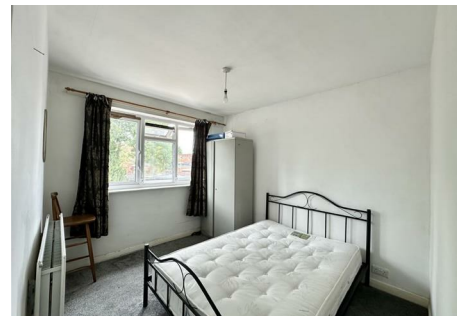
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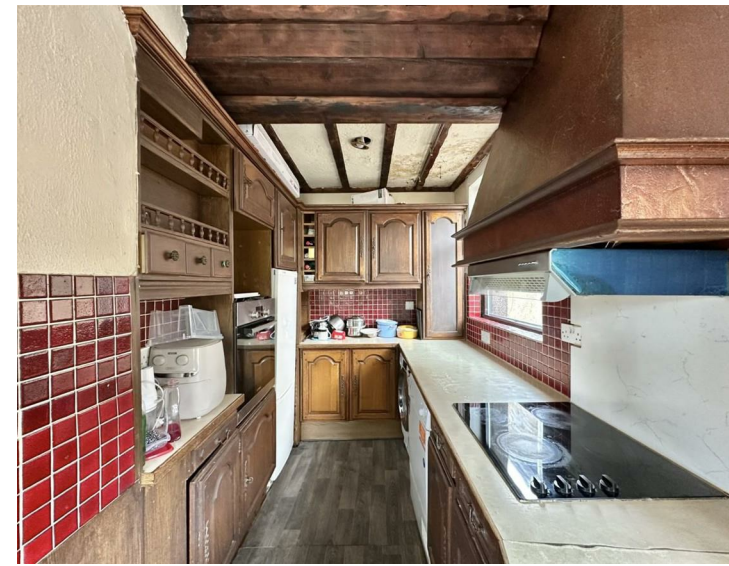
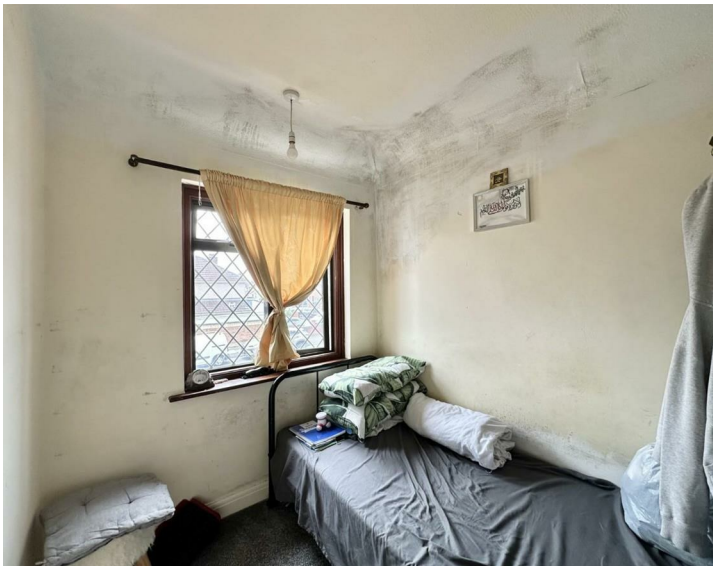
Situated on a popular residential street in Hayes Town is this extended, four bedroom house being offered for sale on Compton Road. The property benefits from being extended to the rear both on the ground and first floor and is a great project/blank canvas for its new owners!

The property currently comprises large porch to entrance hall, ground floor wc, separate sitting room, extended kitchen/dining area, four first floor bedrooms, separate first floor wc and two bathrooms. Outside, the property has front and rear gardens along with a shared drive to the side with access into the garden.

Compton Road is a popular residential street in Hayes Town being so close to a variety of shopping facilities, bus routes, primary and secondary schools. The A312/A40 dual carriageways are within easy reach along with Heathrow Airport, Uxbridge Road and the M4/M25 motorway links. The Elizabeth Line is also 0.8 miles away being perfect for commuters looking for great links into and out of London.

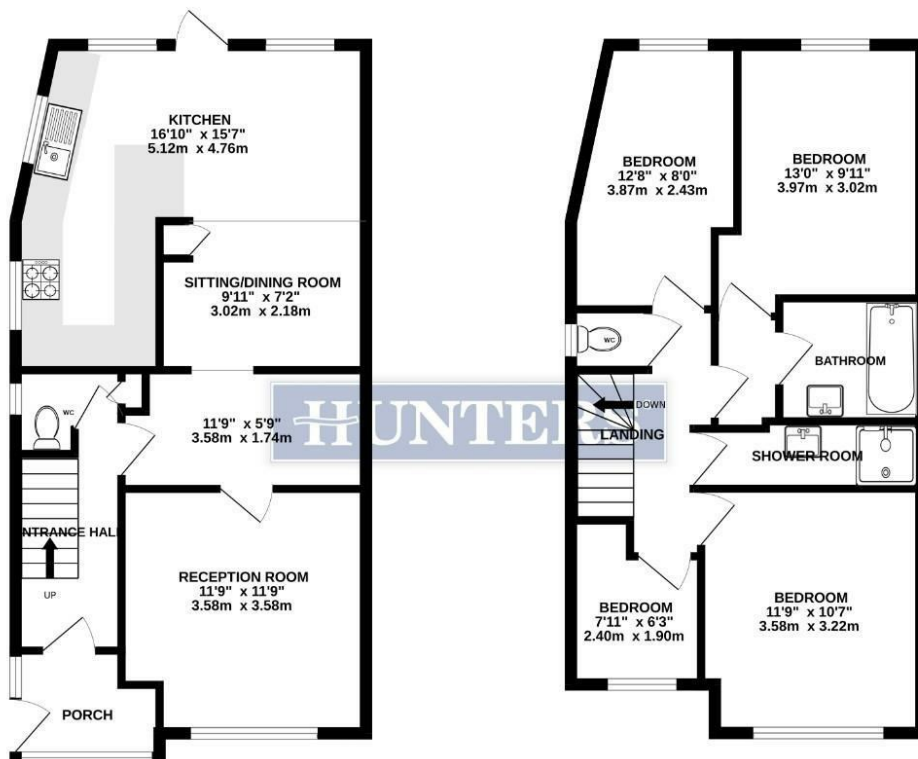


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GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 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.
Made with Metropix 02025

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.

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	

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.