



Yeading Fork | Hayes | UB4 9DQ

Hiltons Estates are delighted to present this **chain free**, spacious and versatile **two/three-bedroom** mid-terraced home in a popular Hayes location. **Requiring refurbishment and modernisation**, the property offers **excellent potential to extend and develop (STPP)**, making it an ideal opportunity for first-time buyers, families, investors and developers. The accommodation comprises a bright bay-fronted reception room with high ceilings, a separate dining room, fitted kitchen, ground floor bathroom, two generous double bedrooms and an additional versatile room ideal as a nursery, home office or dressing room. Further benefits include a private rear garden with secure gated vehicle access and **off-street parking**. Conveniently located close to Hayes & Harlington Station (Elizabeth Line), local schools, shops, parks and major road links, this chain free freehold home offers outstanding potential to create a **superb family residence or investment** in a well-connected and sought-after area.

£365,000

HILTONS ESTATES