



## Coronation Road, Hayes, Middlesex, UB3 4JT

- Detached House
- Family Bathroom
- Separate Kitchen
- Potential to Extend (STPP)
- Popular Road
- Three Bedrooms
- Spacious Reception/Dining Room
- Own Driveway to Garage
- NO CHAIN
- EPC Rating: D

Asking Price £635,000

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# Coronation Road, Hayes, Middlesex, UB3 4JT

## DESCRIPTION

Situated on a popular residential road, Coronation Road, this detached family home offers well-balanced accommodation and excellent potential for future improvement. Ideal for families or buyers looking to add value, the property is offered to the market with NO CHAIN, ensuring a straightforward purchase.

The ground floor features a spacious reception and dining room, providing a versatile and welcoming space for both everyday living and entertaining. A separate kitchen offers practical functionality with scope to modernise or reconfigure. Upstairs, the property comprises three well-proportioned bedrooms served by a family bathroom.

Externally, the house benefits from its own driveway leading to a garage, offering off-street parking and storage. Subject to the necessary planning permissions (STPP), the property also presents excellent potential to extend, making it an attractive long-term investment.

Coronation Road is a well-regarded and convenient location in Hayes, close to a variety of local shops, supermarkets, schools, and amenities, making it ideal for family living. The area is well served by transport links, with easy access to Hayes & Harlington Station, the Elizabeth Line, and major road connections including the A312, A40, M4, and M25. Nearby green spaces and parks further enhance the appeal of this desirable residential setting.

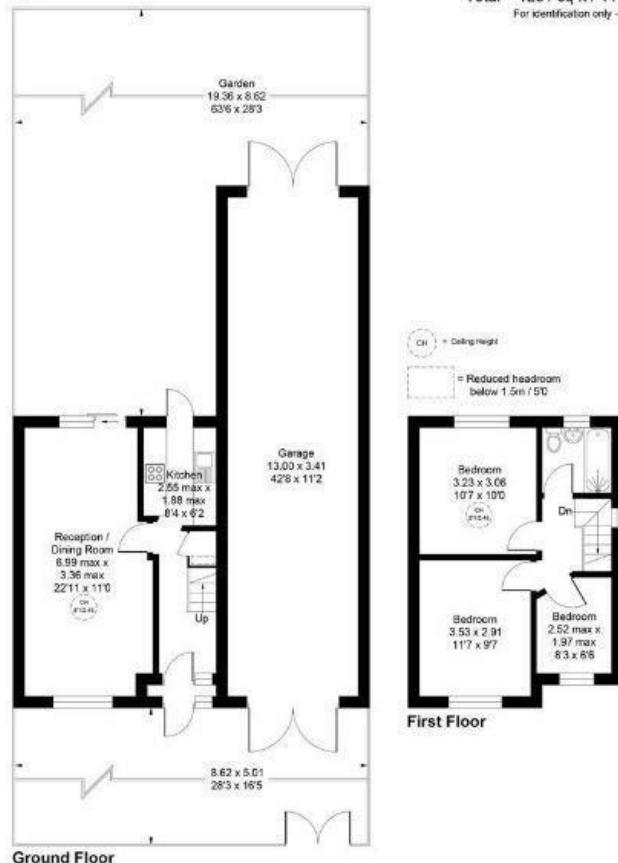






## Coronation Road, Hayes, UB3

Approximate Area = 744 sq ft / 69.1 sq m  
 Garage = 487 sq ft / 45.2 sq m  
 Total = 1231 sq ft / 114.3 sq m  
 For identification only - Not to scale



### Viewings

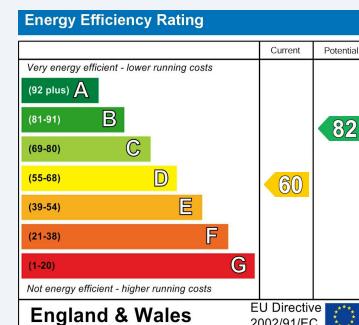
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.