

Grange Road

Hayes • Middlesex • UB3 2RP

Guide Price: £500,000



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A three bedroom end terraced house that has been offered to the market with the potential to extend subject to the usual planning consents and no onward chain. This home is situated on Grange Road, offering easy access to local shops, schools and bus/road links including the M40 with its links to London and the Home Counties. Hayes town centre with its National Rail and Elizabeth Line Station providing quick access to central London, and Uxbridge town centre with its multitude of shops, bars, restaurants and Metropolitan/Piccadilly line station are just a short drive away. The ground floor of the property comprises porch, 12ft living room, 13ft dining room and 8ft kitchen. To the first floor, there is the 12ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes, 6ft third bedroom and family bathroom. Outside there is on street parking with the potential to create off street parking and a landscaped private rear garden mainly laid to lawn with a block-paved patio area across the back of the house with a rear access.

Three bedroom house

Semi detached

Two reception rooms

8ft kitchen

Potential to extend (s.t.p)

No onward chain

12ft main bedroom

10ft second bedroom

Convenient location

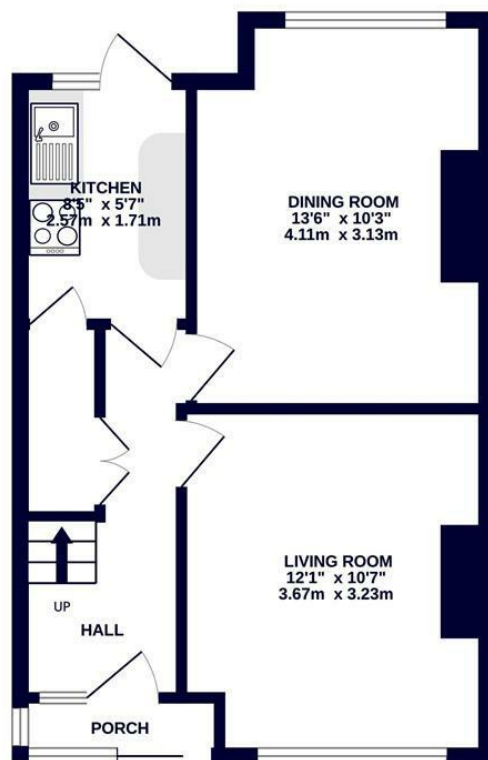
East facing rear garden

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

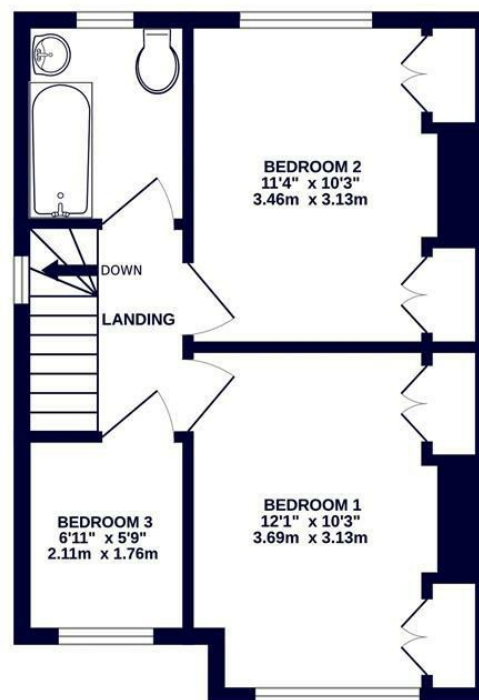




GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.5 sq.m.) approx.

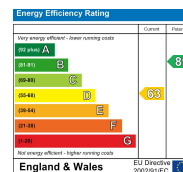
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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