







Carnarvon Drive, Hayes, UB3 1PU

- Three Bedrooms
- Extended to the Rear
- Fitted 'Galley' Style Kitchen
- 21.8 Sq. M Garage with Rear Access & Parking
- Further Potential to Extend (STPP)
- End of Terraced
- Two Reception Rooms
- Large Rear Garden
- Front Garden with Potential to Create Off Street Parking (Subject to Council Consent)
- EPC Rating D / Council Tax Band D

Asking Price £525,000

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Situated on a popular street in South Hayes is this three bedroom, end of terraced home which is position on Carnarvon Drive. The property has been extended to the rear and offers further potential to extend subject to planning permission and is a great opportunity for first time buyers to step onto the ladder.

The property comprises porch to entrance hall, separate sitting room, through lounge to the rear, extended 'Galley' style kitchen, three first floor bedrooms and a three piece bathroom suite. Outside the property has a generous rear garden which has the added benefit of a 21.8 square meter garage which is accessible from the garden and through the shared drive which is accessible for residents, offering a parking space for convenience. To the front a well sized garden which offers scope to create off street parking subject to the councils approval and consent.

Situated within walking distance to local amenities, parks, and schools, this home is perfectly positioned for families seeking a vibrant community. The surrounding area provides a wealth of opportunities for leisure and recreation, making it an ideal choice for those who value convenience and accessibility.









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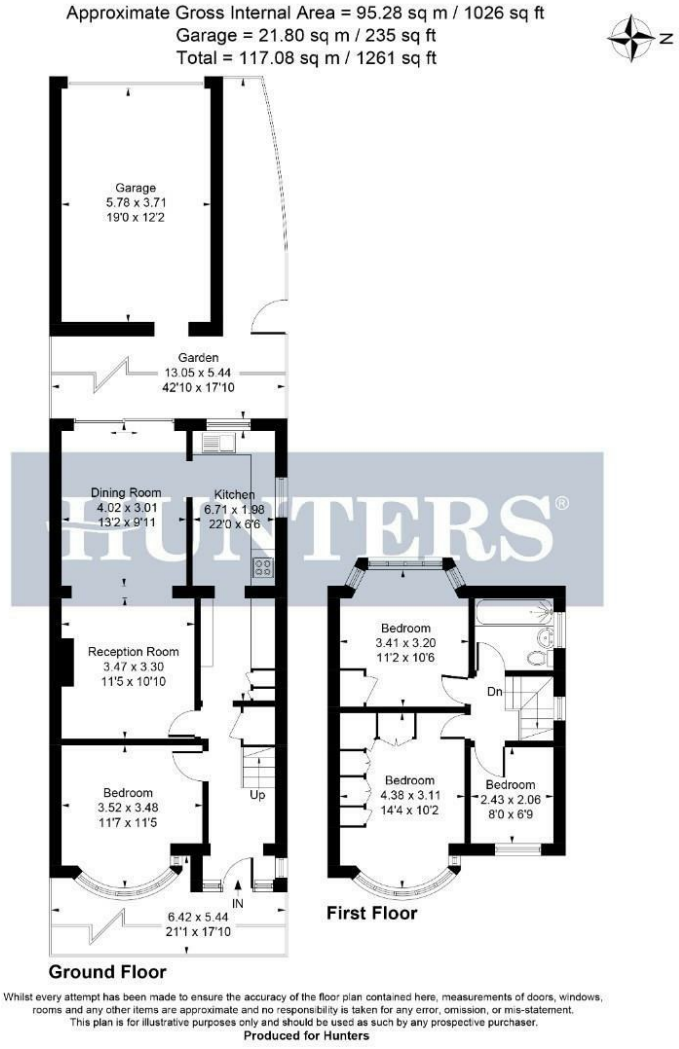












Viewings

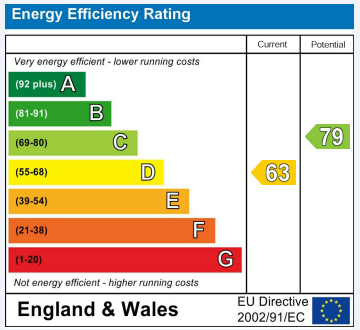
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email: hayes@hunters.com https://www.hunters.com

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