Westacott, Hayes, UB4 8AQ

- Semi-Detached Bungalow
- Very Good Condition Throughout
- Spacious Reception Room
- Private Rear Garden
- Walking Distance from Local Amenities, Schools & Transport Links
- Three Bedrooms & Modern Bathroom
- Large Kitchen/Diner
- Own Large Drive to Garage
- Further Potential to Extend (STPP)
- EPC Rating: C/Council Tax: E

Asking Price £575,000

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Sought-after just off Uxbridge Road in Hayes, this attractive semi-detached bungalow offers spacious, well-presented accommodation in a highly convenient residential location. The property is ideally situated for day-to-day shopping facilities, supermarkets, cafés and restaurants along Uxbridge Road, while larger retail options and leisure facilities can be found at nearby Lombardy Retail Park and Hayes town centre. with regular bus routes along Uxbridge Road providing easy access to surrounding areas including Southall, Uxbridge and Ealing. Hayes & Harlington Station (Elizabeth Line) is within easy reach, offering fast and direct links into Central London, Heathrow Airport and beyond. The location also provides convenient access to the A312, A40 and M4, making it ideal for those travelling by car.

The home is in very good condition throughout and provides bright, well-proportioned living space. The spacious reception room offers a welcoming environment for relaxing or entertaining and benefits from direct access to the rear garden. The large kitchen/diner also enjoys doors leading out to the garden, creating an excellent flow between indoor and outdoor space — ideal for family life and summer entertaining. There are three generously sized bedrooms, offering flexible accommodation to suit a variety of needs, whether for family living, guest space or a home office. The property also benefits from a modern family bathroom, finished to a contemporary standard.

Externally, the property benefits from its own large driveway leading to a garage, providing excellent off-street parking and additional storage space. The garage further benefits from rear access, adding practicality and convenience. To the rear, a private garden offers a peaceful outdoor retreat with plenty of space for outdoor dining or gardening.

EPC Rating: C/Council Tax: E

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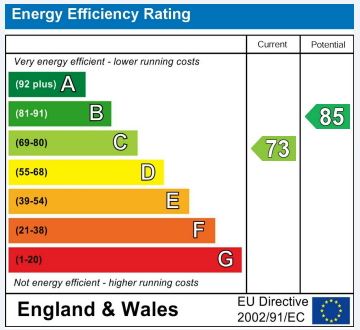
Approximate total area(1)
1066 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

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.

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