



FOR SALE · SEMI-DETACHED HOUSE — DEVELOPMENT OPPORTUNITY

# Eider Close

Yeading, UB4 9TD

**Guide Price £430,000 — Cash Buyers Only**



**3**

BEDROOMS

**1**

BATHROOM

**1,174**

SQ FT

**C**

EPC RATING

**Cash buyers only.** Hiltons Estates are pleased to bring to the market this excellent development opportunity. The property currently comprises a three-bedroom semi-detached house; however, planning permission is in hand for a double-storey side and rear extension, offering significant scope to enlarge the existing accommodation.

The property currently benefits from approximately 2.5 metres of side space, a large living room, a spacious kitchen/diner and a downstairs WC. Upstairs offers three well-sized bedrooms and a standard family bathroom. An ideal opportunity for developers and investors, situated within a well-connected and increasingly popular area, with transport links, shopping complexes and highways leading to the M4 and Heathrow Airport all within easy reach.

## Key Features

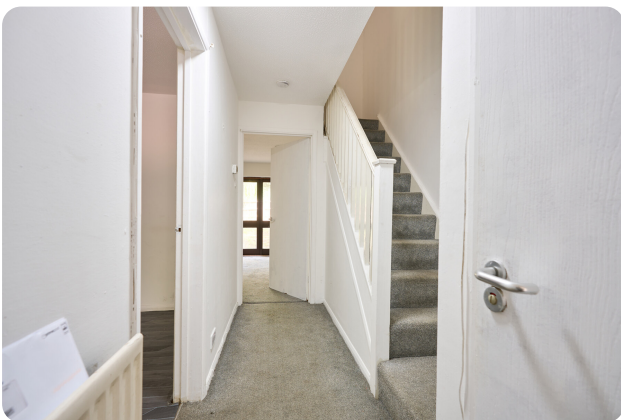
- Selling with planning permission in hand
- Perfect project for development
- Very good rental income potential
- Side space to extend (approx. 2.5m)
- Ideal for conversion into maisonettes
- Located within easy reach of Heathrow



LIVING ROOM



KITCHEN / DINER



ENTRANCE HALLWAY



DOWNSTAIRS WC



REAR GARDEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



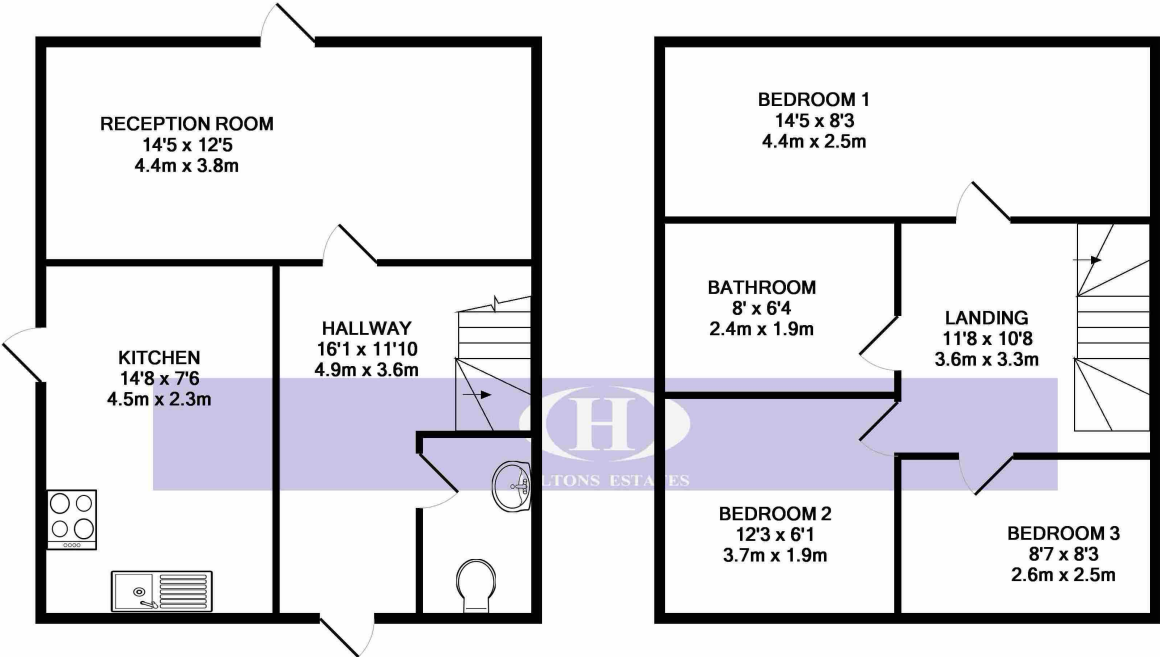
FAMILY BATHROOM



SIDE SPACE TO EXTEND



REAR GARDEN



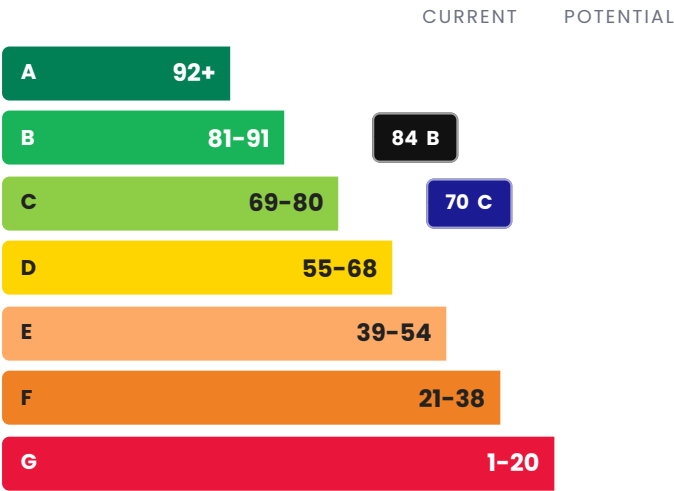
GROUND FLOOR  
APPROX. FLOOR  
AREA 587 SQ.FT.  
(54.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 587 SQ.FT.  
(54.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1174 SQ.FT. (109.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating



Agents Note

These particulars are provided for general guidance and illustrative purposes only. While every effort has been made to ensure accuracy, measurements, floor areas and layouts are approximate and should not be relied upon for valuation, legal or mortgage purposes. Fixtures, fittings and appliances have not been tested. These particulars do not form part of any contract. All interested parties are advised to carry out their own inspections and assessments. Any reference to alterations or use does not imply that planning, building regulations or other consents have been obtained (STPP).

Arrange a Viewing

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Early viewing highly recommended — call now.