

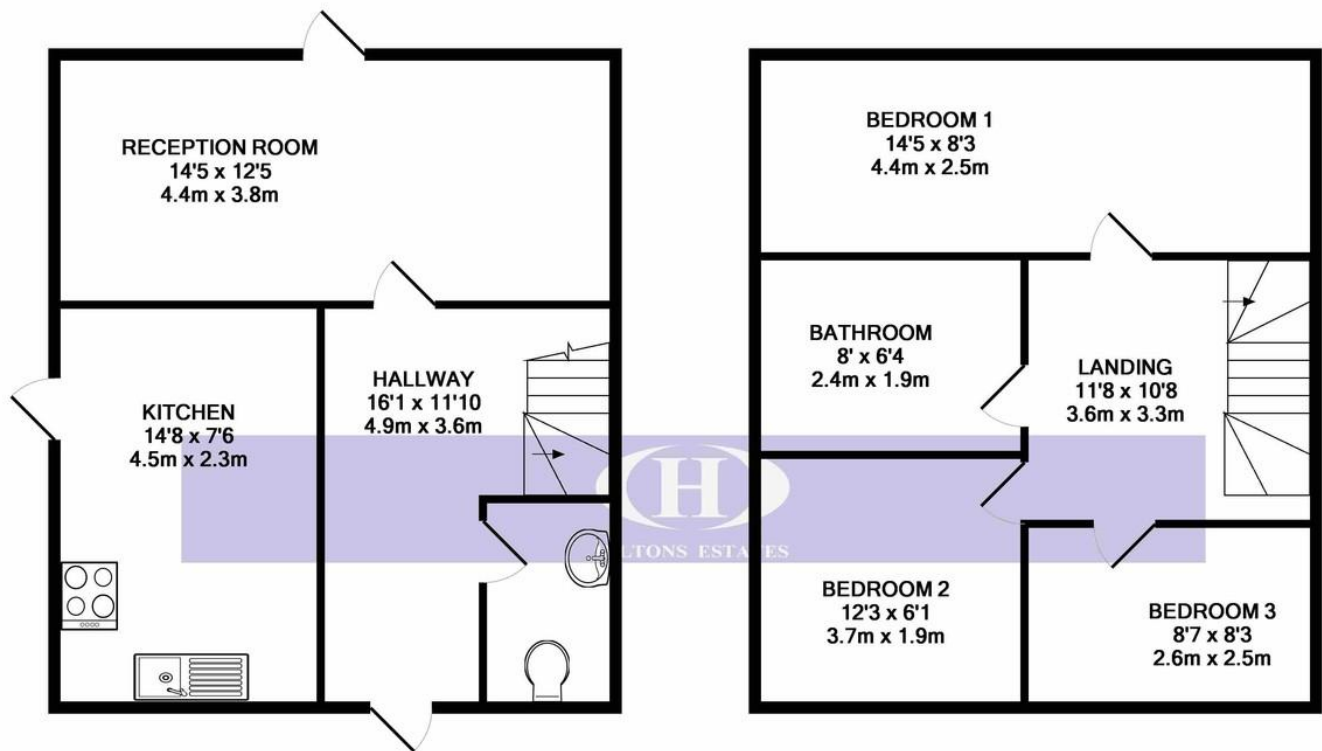


Eider Close | Hayes | UB4 9TD

£430,000

Hiltons Estates are pleased to bring to the market this excellent development opportunity. The property currently comprises of being 3-bedroom Semi-Detached however planning permission is in hand for a double-storey side extension. This property is ideal for conversion into Maisonettes however currently benefitting from 2.5meters side space, large living-room, spacious kitchen/diner and downstairs w.c. the upstairs benefits from 3 well-sized bedrooms and a standard bathroom. An ideal property for developers/investors situated within a very modern and well-connected patch. Transport links, shopping complexes and highways leading to M4 and Heathrow Airport are also within easy-reach.

- Selling with Planning Permission in Hand
- Located within easy Reach to Heathrow
- Side Space to Extend
- Ideal for conversion into Maisonettes
- Perfect Project for Development



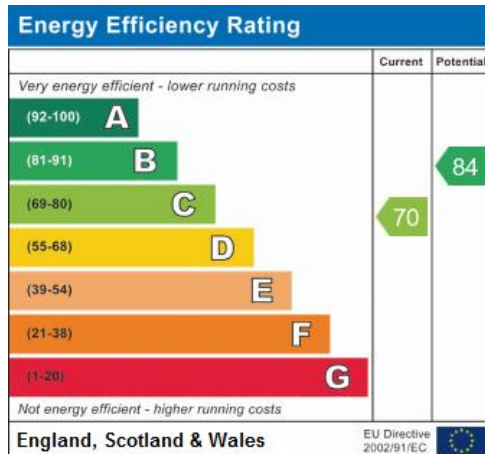
TOTAL APPROX. FLOOR AREA 1174 SQ.FT. (109.1 SQ.M.)

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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