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5 3 2 C

Laburnum Road, Hayes

Asking Price £735,000



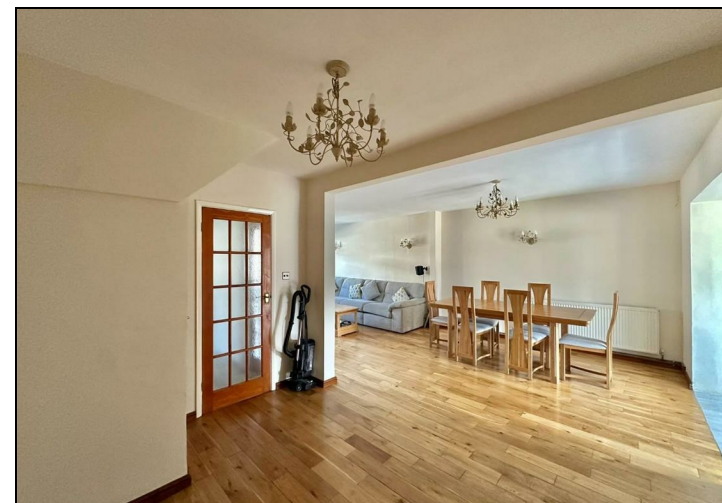
Welcoming to the market, this rarely available and vastly extended, five/six bedroom semi detached house on Laburnum Road in South Hayes. The property offers very spacious accommodation throughout and is perfect for multi generational living whilst offering great bedroom sizes and being offered in great condition throughout.

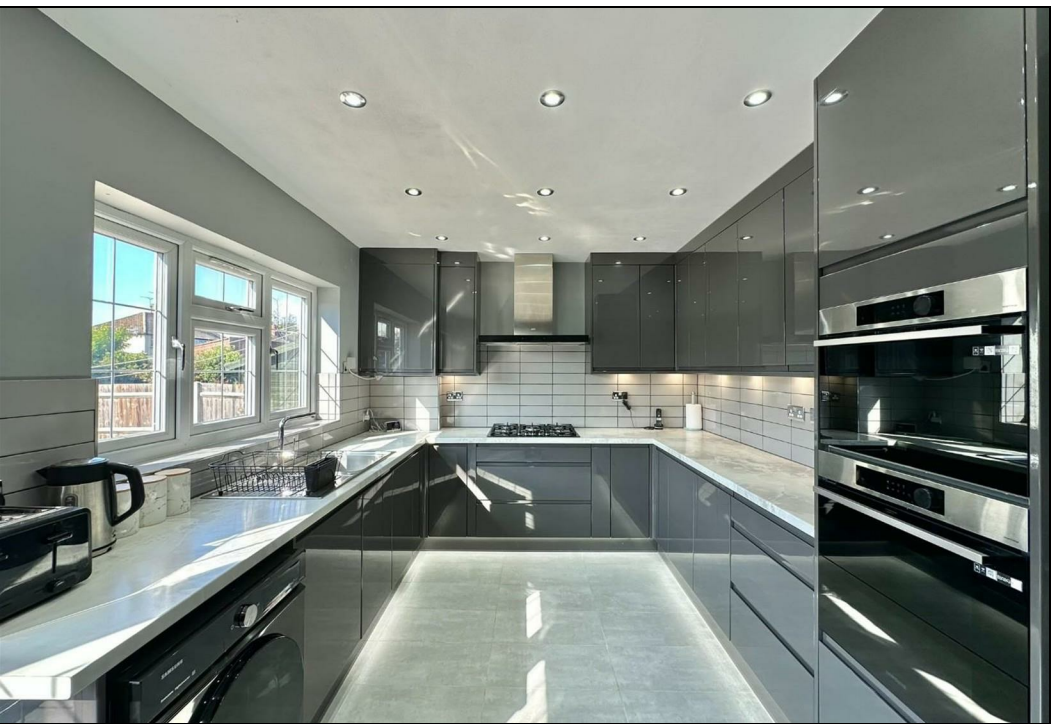
The property comprises entrance porch to hall, large 'L' shaped living area which incorporates a dining/sitting area, modern fitted kitchen with integrated appliances, ground floor sixth bedroom or separate reception area and a four piece bathroom suite. To the first floor you are met with a spacious landing, five bedrooms all of which have fitted wardrobes, modern three piece bathroom suite and separate wc. Outside, the property has its own driveway for three cars and to the rear a paved garden with the added benefit of a large 34 square meter outbuilding. The property has undergone side, rear and first floor extensions to create the abundance of space.

Laburnum Road is a well-regarded and convenient location in Hayes, close to a variety of local shops, supermarkets, schools, and amenities, making it ideal for family living. The area is well served by transport links, with easy access to Hayes & Harlington Station, the Elizabeth Line, and major road connections including the A312, A40, M4, and M25. Nearby green spaces and parks further enhance the appeal of this desirable residential setting.

KEY FEATURES

- Five/Six Bedrooms
- Two Bathrooms
- Semi Detached
- Own Driveway
- Immaculate Condition
- Vastly Extended Throughout
- Large Outbuilding to Rear
- Modern Fitted Kitchen with Integrated Appliances
 - EPC Rating C / Council Tax Band D
- Viewings Highly Recommended to Understand The Size & Footprint





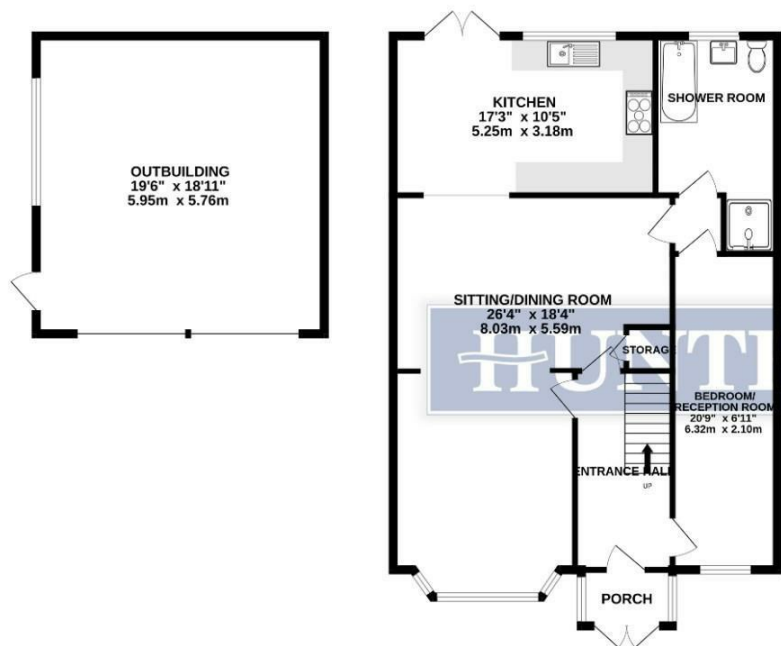




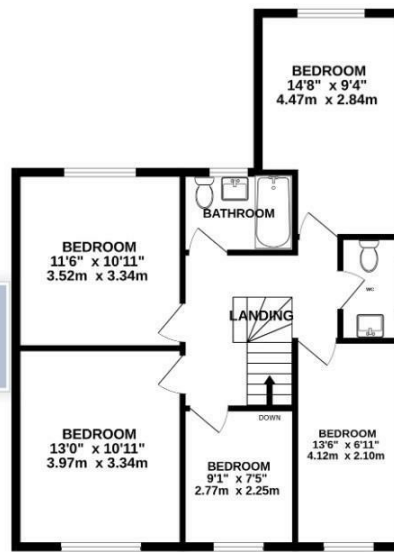




GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.

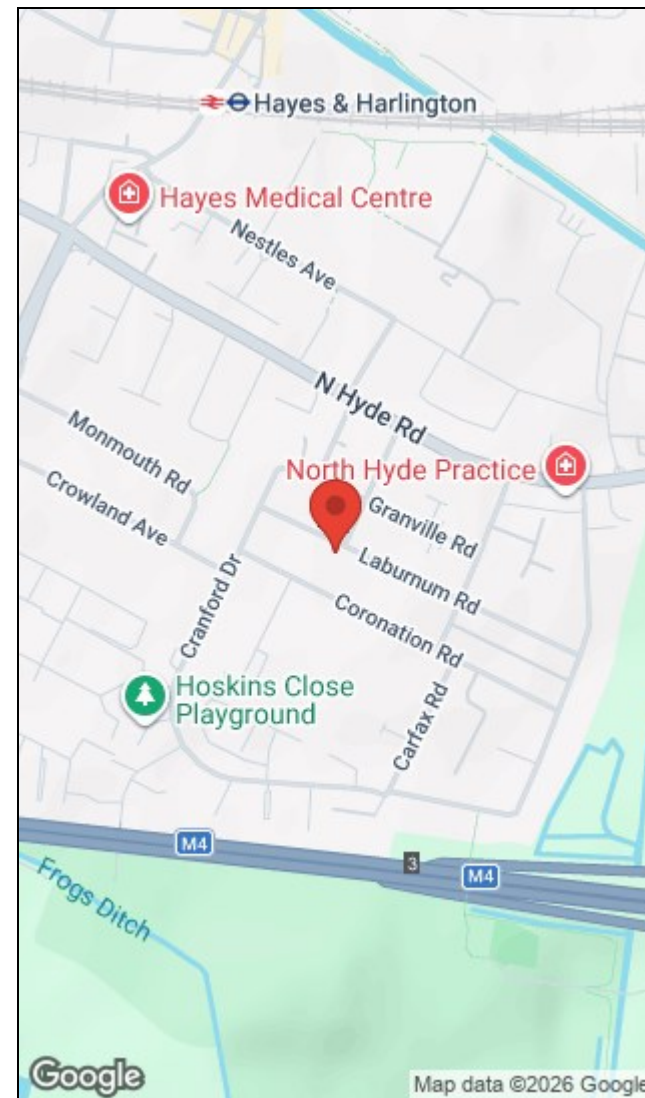


1ST FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 2005 sq.ft. (186.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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