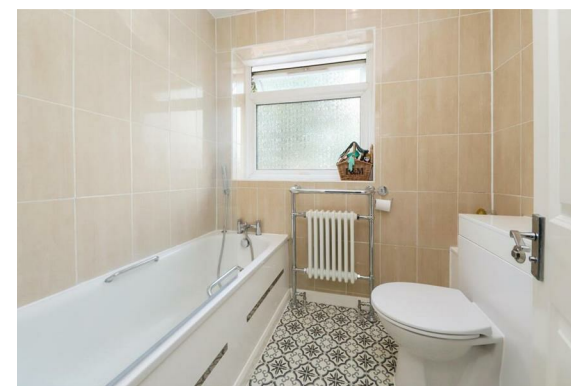




## Carnarvon Drive, , Hayes, UB3 1PU

- Five Bedrooms
- Own Driveway
- Fantastic Condition
- Open Plan Kitchen & Diner
- Further Potential to Extend (STPP)

- Vastly Extended to the Side & Rear
- Generous Rear Garden
- Three Bathrooms & Separate WC
- Walking Distance to Amenities, Local Parks and Schools
- EPC Rating: C/Council Tax Band: D

**Offers In Excess Of £670,000**



# Carnarvon Drive, , Hayes, UB3 1PU



Nestled on the charming Carnarvon Drive in Hayes, this beautifully extended house offers a perfect blend of space and comfort for modern family living. The property has been thoughtfully transformed to provide five spacious bedrooms, ensuring ample room for family and guests alike.

Upon entering, you will find two inviting reception rooms that create a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The generous layout is complemented by three well-appointed bathrooms, providing convenience for busy mornings and family life.

The property boasts a vast extension to the side, enhancing the living space and allowing for a versatile arrangement that can adapt to your needs. The generous rear garden is a delightful feature, offering a private outdoor retreat for children to play, gardening enthusiasts, or simply enjoying a quiet moment in the fresh air.

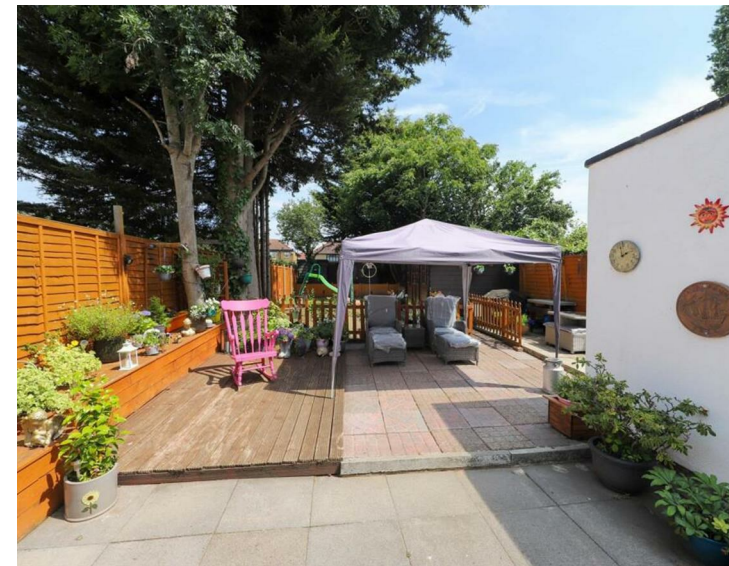
Situated within walking distance to local amenities, parks, and schools, this home is perfectly positioned for families seeking a vibrant community. The surrounding area provides a wealth of opportunities for leisure and recreation, making it an ideal choice for those who value convenience and accessibility.

This property is a rare find in Hayes, combining classic charm with modern enhancements, making it a wonderful place to call home. Don't miss the opportunity to view this exceptional residence that promises comfort, space, and a fantastic lifestyle.

EPC Rating: C/Council Tax Band: D



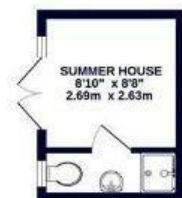
# Carnarvon Drive, , Hayes, UB3 1PU



OUTBUILDING  
200 sq.ft. (18.5 x 10.5) approx.

GROUND FLOOR  
1,012 sq.ft. (94.1 x 10.7) approx.

1ST FLOOR  
458 sq.ft. (41.9 x 10.7) approx.



TOTAL FLOOR AREA: 1550 sq.ft. (144.0 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.  
Made with Metropix 5/2023



## Viewings

Please contact [hayes@hunters.com](mailto: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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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.



31 Coldharbour Lane, Hayes, UB3 3EB  
Tel: 0208 848 0978 Email: [hayes@hunters.com](mailto:hayes@hunters.com) <https://www.hunters.com>

