



Chestnut Close, Hayes, UB3 1JF

- Three Bedroom
- Substantial Corner Plot
- Own Driveway for Multiple Vehicles
- Approximately 1,121 Sq. Ft (104.14 Sq.M)
- Great Location & Close Proximity to Hayes Town

- Semi Detached
- Development Potential (STPP)
- First Floor Bathroom & Downstairs WC
- Modern Fitted Kitchen/Diner
- EPC Rating TBC / Council Tax Band D

Asking Price £625,000

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Positioned on a very large corner plot in a brilliant location, is this three bedroom semi detached home which is being offered for sale on Chestnut Close. The property has fantastic scope to extend and develop subject to planning permission and is perfect for families looking to add value or completely re shape their home.

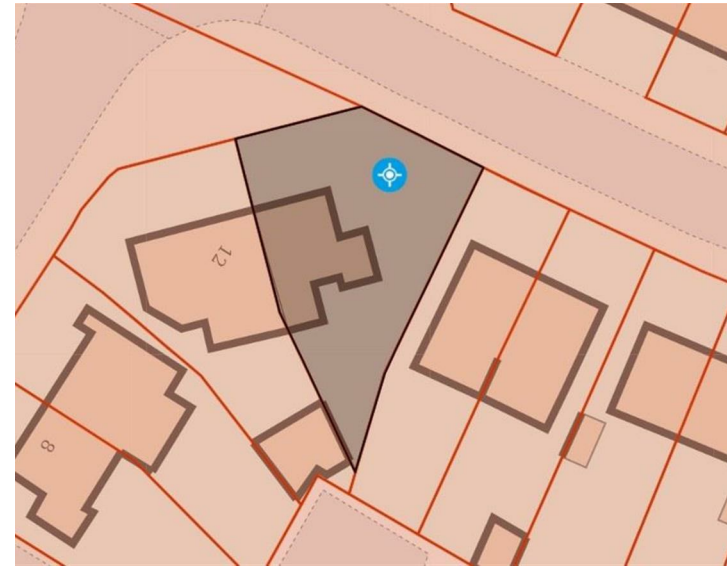
The property currently comprises entrance porch, large reception room, modern fitted kitchen and diner, ground floor utility room with separate wc, three first floor bedrooms, first floor bathroom and storage throughout. Outside, the property boasts a very wide and generous front garden offering space to park multiple vehicles, to the rear a low maintenance garden.



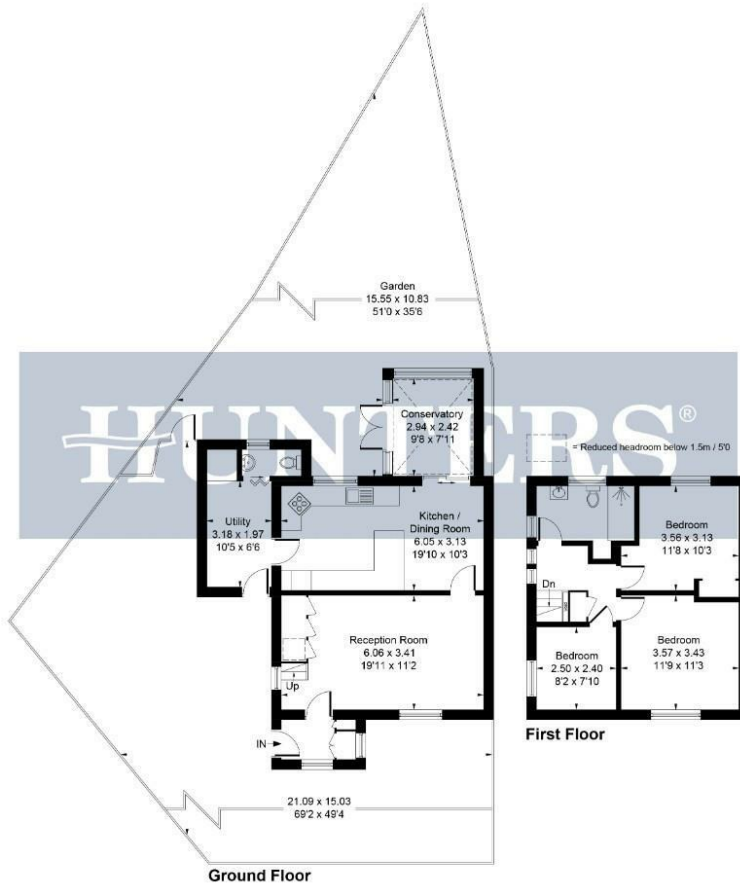
Chestnut Close is a popular residential cul-de-sac in the heart of Hayes Town, conveniently positioned close to a wide range of local shops, supermarkets, restaurants and everyday amenities. The area is well served by local schools and excellent bus links, while Hayes & Harlington Station is within easy reach, providing Elizabeth Line and National Rail services into Central London and towards Heathrow. Barra Hall Park is also nearby, offering attractive green open space, while the A312, A40 and M4 provide convenient road connections for commuters.



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Approximate Gross Internal Area = 104.14 sq m / 1121 sq ft
(Excluding Void)



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.
Produced for Hunters

Viewings

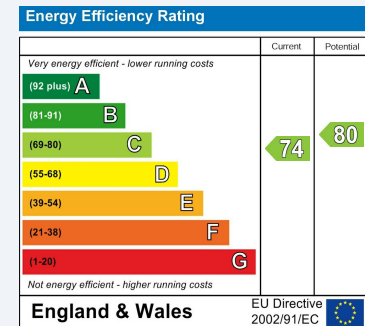
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.