



Rostrevor Gardens, Hayes, UB3 1AH

- Corner Plot
- First Floor Family Bathroom
- Separate Reception Room
- Blank Canvas
- Close to Local Amenities, Schools & Transport Links

- Three Bedroom Semi-Detached House
- Spacious Kitchen/Diner
- Own Driveway & Front & Rear Garden with Side Access
- Further Potential to Extend (STPP)
- EPC Rating: E/Council Tax Band: D

Asking Price £525,000



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Positioned on a generous corner plot in a popular residential area of Hayes, this three-bedroom semi-detached home offers excellent space, privacy, and exciting potential for future development, making it an ideal opportunity for families, first-time buyers, or investors alike.

Set on a larger-than-average plot, this property provides a fantastic blank canvas for buyers looking to modernise and personalise a home to their own taste, while also benefiting from further potential to extend (STPP) thanks to its enviable corner position.

The ground floor features a bright and welcoming separate reception room, ideal for relaxing or entertaining, alongside a spacious kitchen/diner offering excellent room for family meals and social gatherings. The layout provides practicality and flexibility for modern family living.

To the first floor, the property offers three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for growing families.

Externally, the home truly stands out with its substantial front and rear gardens, side access, and own driveway, offering valuable off-street parking as well as ample outdoor space for gardening, entertaining, or future expansion. The corner plot setting enhances both privacy and development potential, making this property particularly appealing.

Rostrevor Gardens is ideally situated close to a wide range of local amenities, including shops, supermarkets, cafes, and restaurants in Hayes Town Centre. The property is well positioned for commuters, with Hayes & Harlington Station (Elizabeth Line) nearby, offering fast and convenient access to Central London, Heathrow Airport, and Canary Wharf. Excellent road links via the A312, M4, and M25 make travel by car equally convenient. Families will also benefit from access to several well-regarded local primary and secondary schools, nearby parks, and leisure facilities, making this an excellent long-term family location.

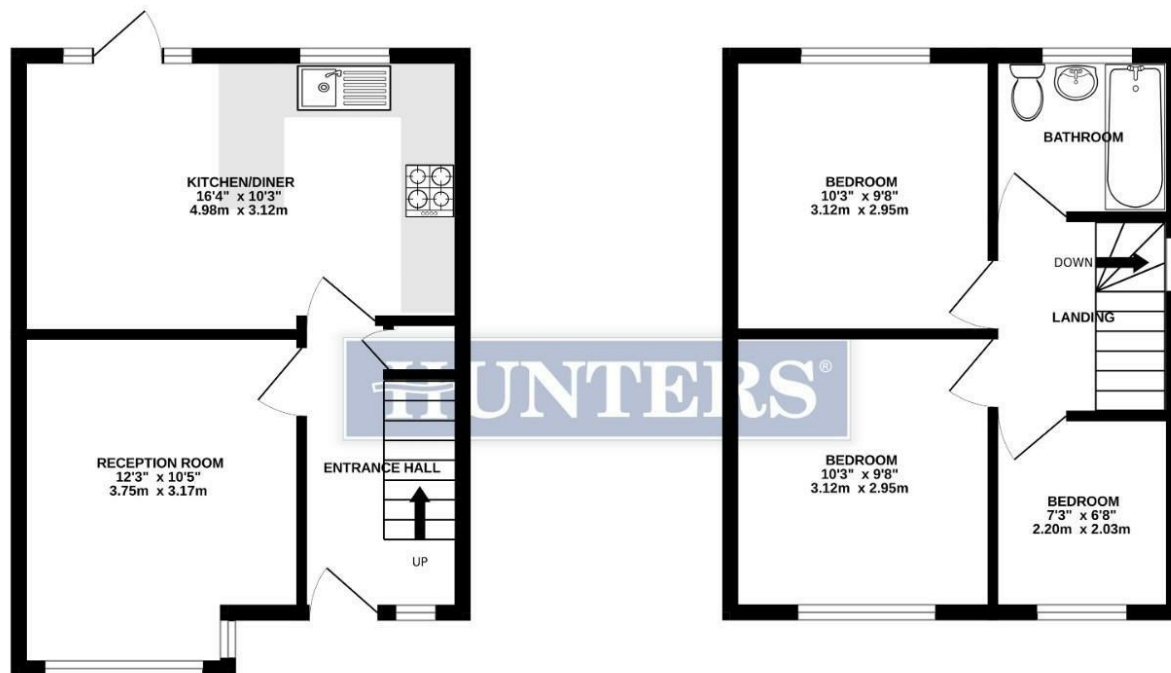


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GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.

1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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Viewings

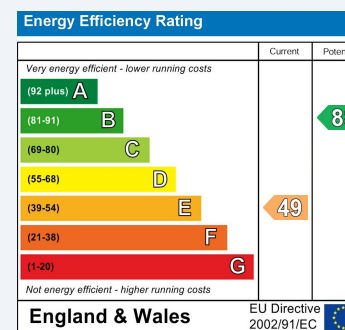
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

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