



Nield Road, Hayes

- Three Bedroom
- Own Driveway with Side Space
- Great Location
- Further Potential to Extend (STPP)
- EPC Rating D / Council Tax Band E
- Semi Detached House
- Extended Kitchen
- Walking Distance to Hayes Town
- Through Lounge
- Blank Canvas

Asking Price £574,950

Tenure: Freehold

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Nield Road, Hayes

DESCRIPTION

Situated in a highly convenient location in Hayes Town is this extended, three bedroom, semi detached house being offered for sale on Nield Road. The property is moments away from Hayes Town High Street and is great for families looking for a blank canvas and to make their own.

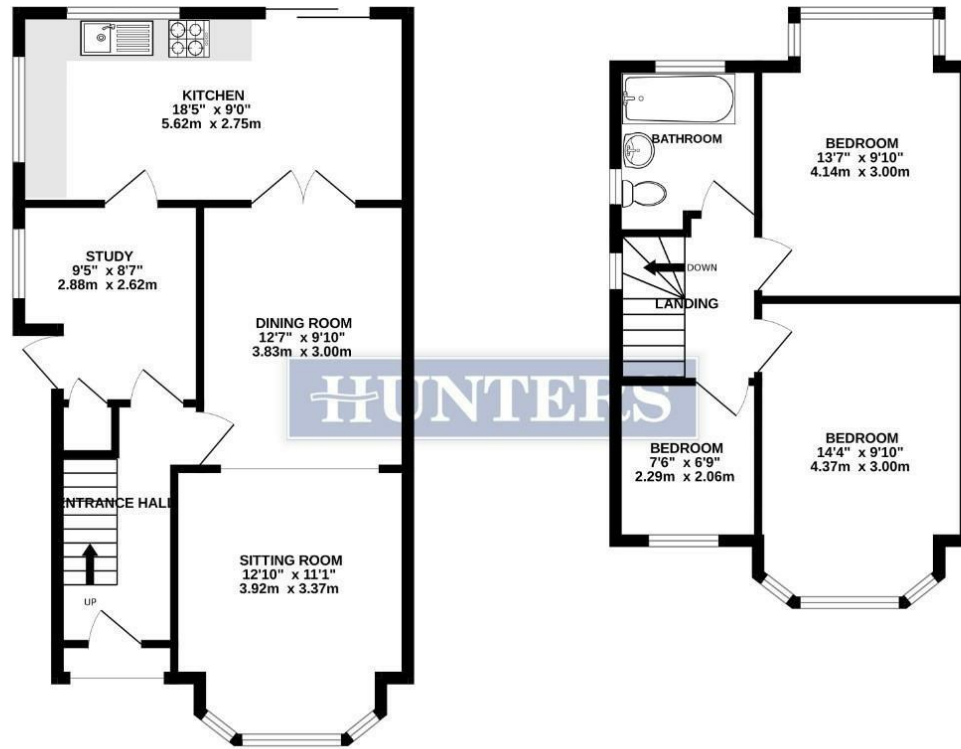
The property currently comprises entrance hall, through lounge reception room, extended kitchen, study/utility area, three first floor bedrooms and a three piece bathroom suite. Outside, the property has a private rear garden with a single detached garage, own driveway to the front and space to the side offering possibility to extend and develop subject to planning permission.

Nield Road is conveniently located close to a wide range of local amenities, including shops, supermarkets, cafes, and restaurants within Hayes Town Centre. For commuters, the property offers easy access to Hayes & Harlington Station (Elizabeth Line), providing fast and direct routes into Central London, Heathrow Airport, and Canary Wharf. Multiple local bus routes serve the area, while the A312, M4, and M25 are all easily accessible for motorists.



GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.

1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 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 6/2026

Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



Council Tax:

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

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