



- PARKING
- DOUBLE GARAGE
- POTENTIAL TO EXTEND
- REQUIRES UPDATING

46 Hoppner Road, Hayes, UB4 8PZ

Asking price £435,000

Andrews Residential are delighted to offer to the market this spacious three bedroom mid terrace family home. In our opinion the property needs updating and offers scope for the buyers to create an ideal family home. Benefits include potential to extend (stpp), double garage and off street parking.



## Property Description

### THE LOCATION

Hoppner Road is a popular residential location situated off the Uxbridge Road, with its local shops and excellent bus routes. Uxbridge and Hayes town centres are close by with the wide range of shopping leisure centres and train stations. For the motorist the M4/M25 and M40/A40 motorway are a short drive away with their links to London and The Home Counties.

### THE PROPERTY

Entrance hall, reception room, kitchen/breakfast room, three bedrooms and a family bathroom. The property has a modern boiler and would benefit from refurbishment throughout. In our opinion the property offers potential to extend subject to the usual consents.

### OUTSIDE

To the front of the property there is off street parking and steps leading down to the front door and there is also shared side access to the rear. The rear garden is low maintenance and has a detached double garage which has rear vehicle access.

### DETAILS OF SALE

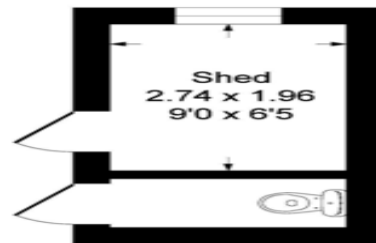
Please check the property title with your solicitor  
Hillingdon Borough  
Sole agents



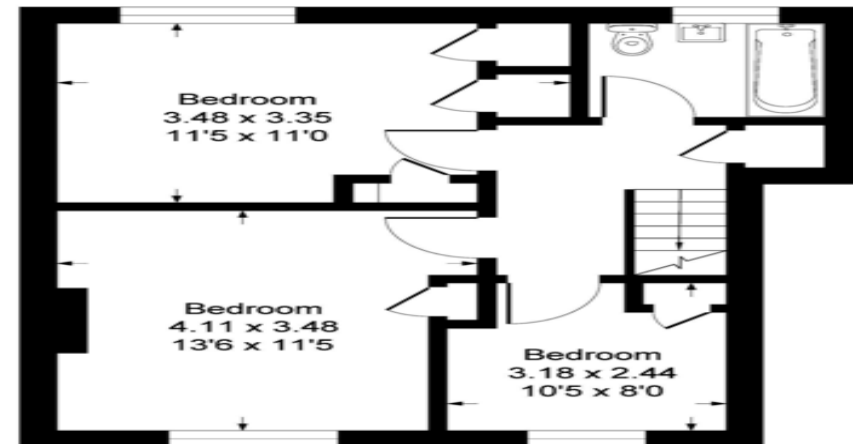


## Hoopner Road UB9

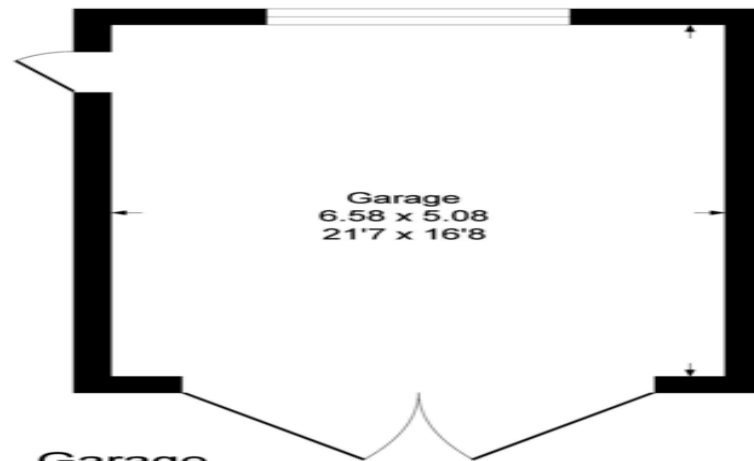
Approximate Gross Internal Floor Area = 127.4 sq m / 1372 sq ft



Outbuilding



First Floor



Garage



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Hillingdon office  
11 Crescent Parade  
Hillingdon  
UB10 OLG

Uxbridge office  
41 Belmont Road  
Uxbridge  
UB8 1QT

Hillingdon office 01895 231311  
Uxbridge office 01895 707777  
info@andrewsresidential.co.uk  
www.andrewsresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Andrews Residential is a trading name of Halcdedix Limited, a limited company incorporated in England and Wales under registration number 10898495