



## Mount Road, Hayes, UB3 3LH

- Three Bedrooms
- Own Driveway w/ Parking for 2 Cars
- Great Scope to Extend & Develop (STPP)
- Brilliant Location
- Great Residential or Investment Purchase
- Semi Detached
- Garage
- No Chain
- Walking Distance to Hayes High St
- EPC Rating TBC

**Offers In Excess Of £550,000**





# Mount Road, Hayes, UB3 3LH

## DESCRIPTION

**\*\*NO CHAIN\*\*GREAT LOCATION\*\*HUGE SCOPE TO EXTEND\*\***

Situated on Mount Road, Hayes is this three bedroom, semi detached house being offered for sale with NO ONWARD CHAIN. The property is a blank canvas for its new owners and would be perfect for families or long term investment landlords.

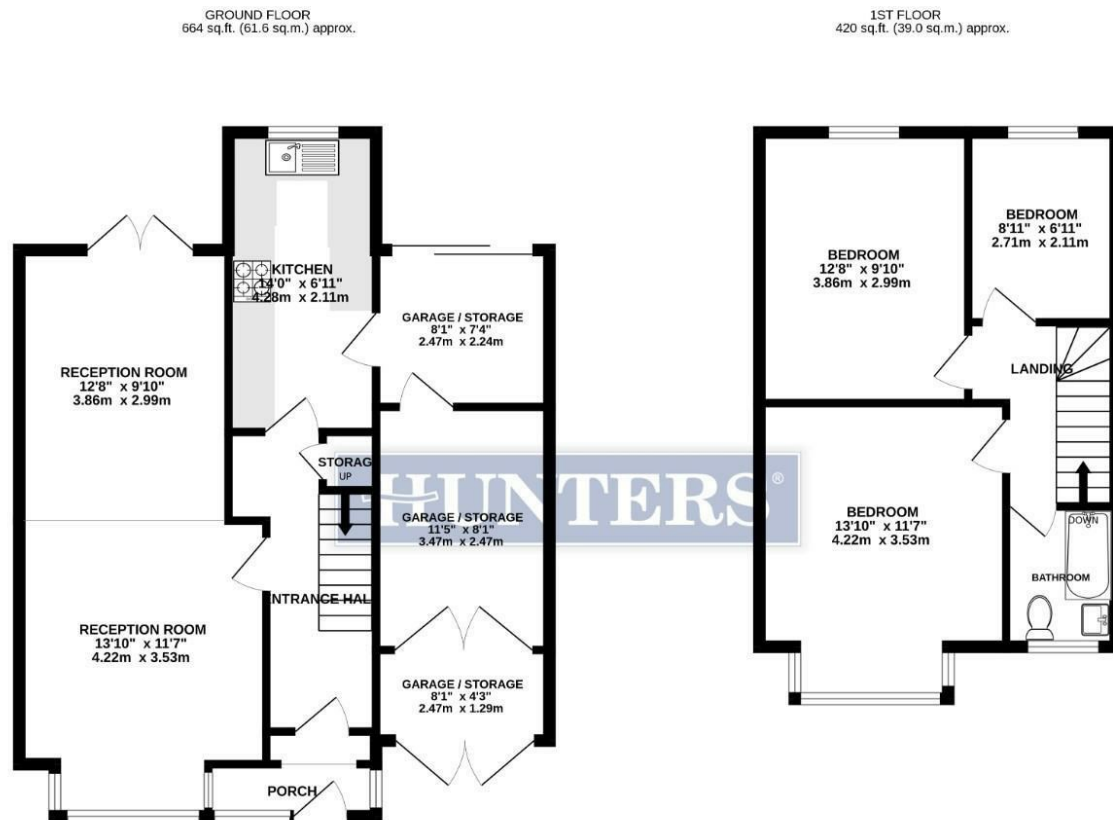
The property comprises entrance porch to hall, large through lounge, fitted kitchen, garage/storage facilities to the side of the property, three first floor bedrooms and a fitted bathroom. Outside, the property has its own driveway for two cars and to the rear is has a spacious garden offering further scope to extend and develop subject to planning permission.

The property is within a mile of the Hayes and Harlington main line station which now benefits from the newly opened Elizabeth Line. It has multiple bus links connecting you to all local surrounding areas such as Harlington, Uxbridge, Hillingdon, Northolt and Greenford. The A312/A40 links are a short drive away providing quick and easy access to inner London, Heathrow Airport and the Uxbridge Road.









### Viewings

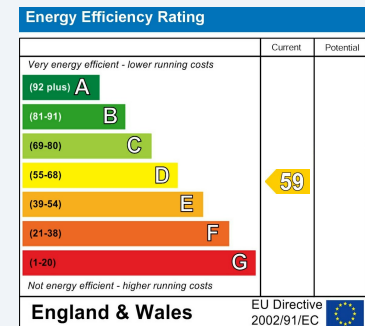
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.