



## 17 Judge Heath Lane, Hayes, London, UB3 2NY

Arron James is pleased to present this well-maintained three-bedroom end-of-terrace home on the popular Judge Heath Lane. This is a "what you see is what you get" property—a solid, honest home that has been well-cared for by the current tenant, now offering a blank canvas for the next owner.

The property is presented in clean and tidy condition throughout but is now ready for a full internal cosmetic update. It is the perfect project for a buyer looking to modernize a house at their own pace while benefiting from its excellent "bones."

While there is no scope for a side extension, the property sits on a traditional plot with clear potential for a significant single-storey rear extension (subject to planning). This would allow you to transform the current kitchen/dining layout into a substantial open-plan family space leading out to the garden.

Priced to reflect its dated interior and the value-add potential to the rear, this is a fantastic opportunity for a first-time buyer or investor.

- **END OF TERRACE:** Benefit from extra privacy and essential side access to the rear garden.
- **TRADITIONAL LAYOUT:** Three well-proportioned bedrooms and a bright living area.
- **LOCATION:** Walking distance to highly-rated schools and excellent transport links.
- **CHAIN FREE:** Sold with no onward chain, allowing for a swift and transparent move.

**Offers Over £425,000**

GROUND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.

1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 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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