



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 4  1  3  D

# Newman Road, Hayes, UB3 3AL

£999,950

**HUNTERS**<sup>®</sup>  
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**ONE OF A KIND** - This imposing corner plot incorporating a four bedroom detached family home is brought to the market in Newman Road, Hayes. This unique home sits on 0.174 of an acre and poses as a long term family home or a potential development opportunity.

Built by Scott & Speedy this property comprises porch to entrance hall, three separate ground floor reception rooms, fitted kitchen, large conservatory, four first floor bedrooms and a separate bathroom suite. An additional building adjoined to the conservatory currently occupies a kitchen, study area, first floor bedroom/office with balcony and an integral garage. Outside the property benefits from three separate driveway entrances along with gardens to the front, sides and rear. The property does hold development potential and more information can be obtained from speaking with a member of our team.

Newman Road is situated in Hayes Town and is well located with easy reach to transport links, amenities, local schools and the newly opened Elizabeth Line. You are a short drive away from the A312/A40/M4 motorway links along with Heathrow Airport & Stockley business park along with being a brisk walk away from Minet Country Park.

EPC Rating: D/Council Tax Band: F

## KEY FEATURES

- Commanding Corner Plot Position
- Imposing Four Bedroom Detached Home
  - Development Opportunity (STPP)
- Separate Detached Building Incorporating Study, Office/Bedroom & Garage
  - Three Driveways
  - Three Reception Rooms
  - Fitted Kitchen & Bathroom
- Rarely Available & Sought After Location
  - 0.174 Of An Acre
  - EPC Rating: D/Council Tax Band: F



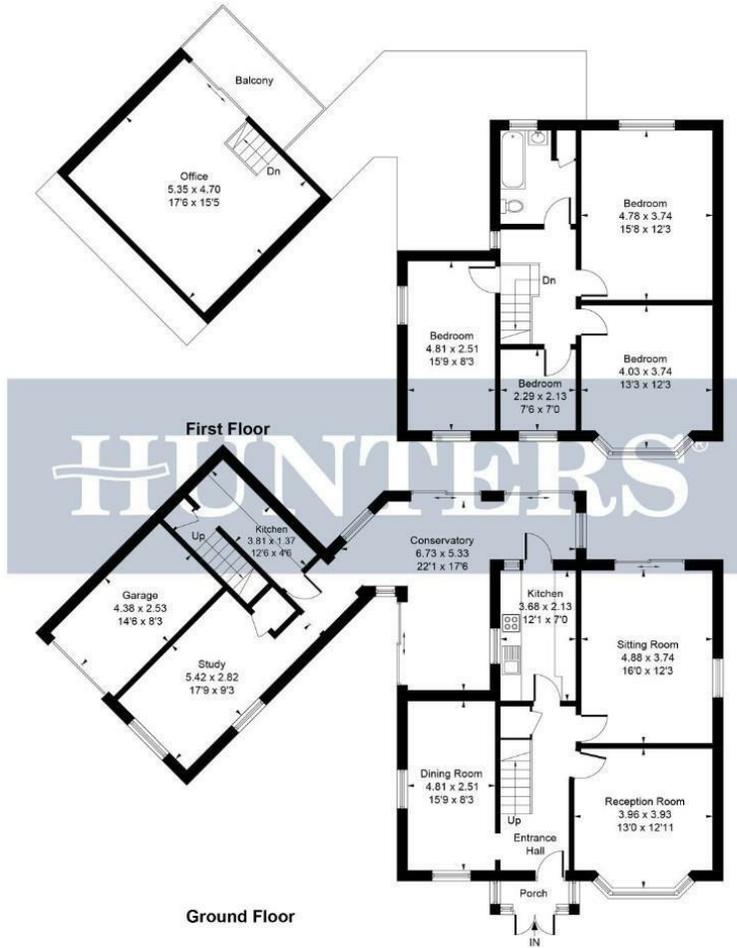




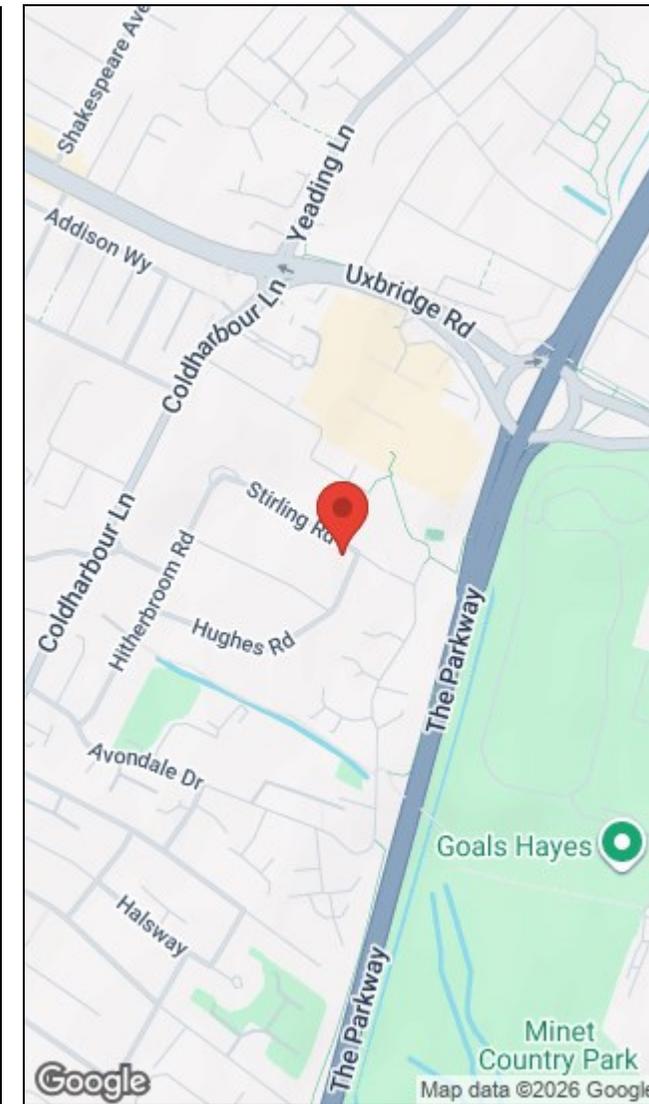
# Site Dimensions



Approximate Gross Internal Area = 207.8 sq m / 2237 sq ft  
(Including Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Produced for Hunters



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>76</b>
	<b>64</b>
EU Directive 2002/91/EC	
England & Wales	

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

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