







Station Road, Hayes, UB3 4JB

- Three Great Sized Bedrooms
- NO CHAIN
- Extended
- Large Garden with Garage
- Close Proximity to Hayes Town, Amenities, Transport Links & Schools
- Semi Detached
- Fitted Kitchen, Bathroom & Ground Floor WC
- Off Street Parking
- Walking Distance to Hayes & Harlington train station
- EPC Rating C / Council Tax Band D

Asking Price £625,000

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Situated in a fantastic location on Station Road and being a stones throw away from Hayes and Harlington mainline station, amenities and other transport links, is this spacious, three bedroom semi detached house which is being sold with NO CHAIN. The property has the benefit of already being extended and offers further scope to extend subject to planning permission.

The property comprises porch to entrance hall, separate sitting room, ground floor w/c, through lounge reception/dining area which incorporates the extended and fitted kitchen. To the first floor there are three good sized bedrooms with a separate bathroom suite. Outside, the property has off street parking, large rear garden and a garage.

Station Road is conveniently located in the heart of Hayes, offering easy access to a range of local shops, supermarkets, cafés and everyday amenities in Hayes Town. Hayes & Harlington Station is within easy reach, providing Elizabeth Line services to London Paddington, Bond Street, the West End and Heathrow Airport. The area is also well served by local bus routes, with convenient road connections to the A312, M4 and surrounding areas, making it an ideal location for commuters and those looking to enjoy the convenience of local amenities close to home.









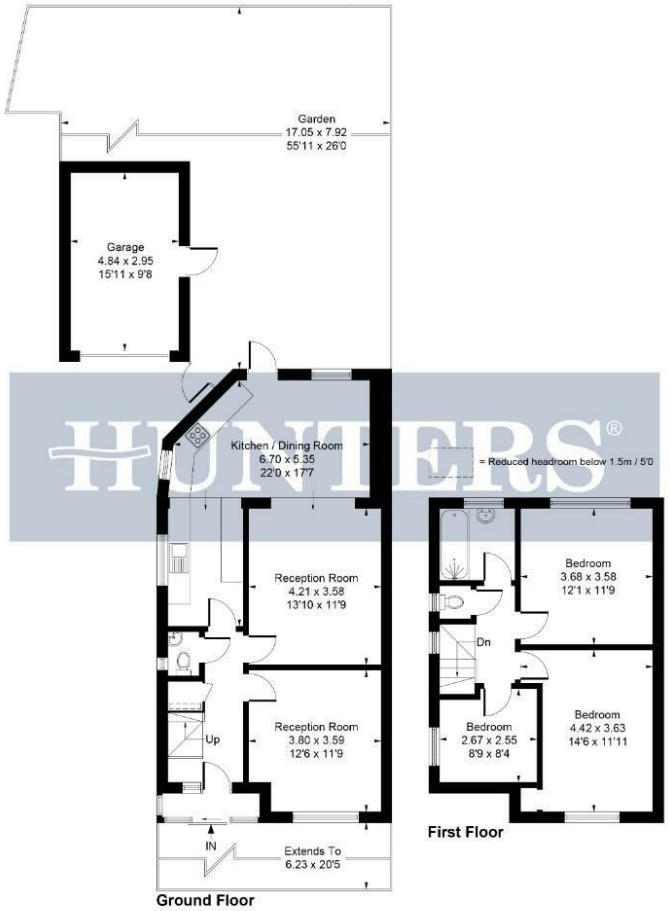
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Approximate Gross Internal Area = 111.93 sq m / 1205 sq ft
Garage = 14.72 sq m / 158 sq ft
Total = 126.65 sq m / 1363 sq ft



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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

Viewings

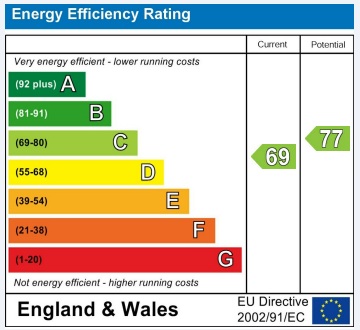
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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