



## Compton Road, Hayes, UB3 2AY

- Three Bedroom
- Substantial Corner Plot
- Front, Side & Rear Gardens
- Fitted Kitchen & Bathroom
- Popular Residential Location

- Semi Detached Home
- Huge Scope to Extend & Develop
- Rear Access with Garage
- No Chain
- EPC Rating D

**Offers Over £550,000**



## Compton Road, Hayes, UB3 2AY



Situated on a popular residential road in Hayes is this three bedroom, semi detached home on Compton Road. The property offers huge scope to extend and develop being situated on a SUBSTANTIAL CORNER PLOT and is also offered for sale with NO ONWARD CHAIN.

The property comprises entrance hall, fitted kitchen, through lounge, lean too, three first floor bedrooms and a separate bathroom and wc. Outside, the property has front, side and rear gardens along with rear access to a single standing garage.

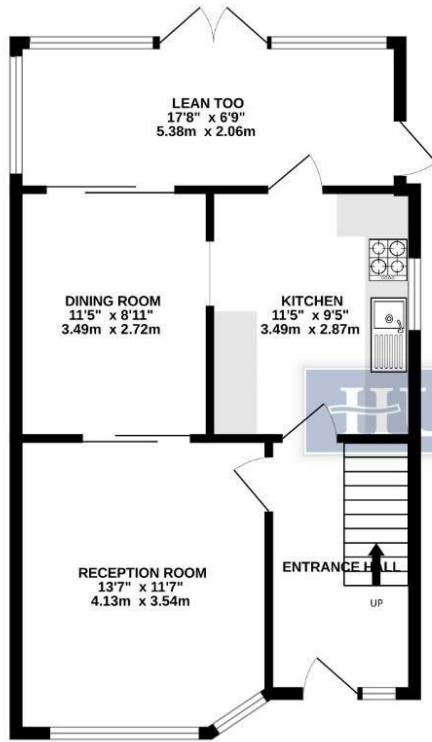
Compton Road is a popular residential street in Hayes Town being so close to a variety of shopping facilities, bus routes, primary and secondary schools. The A312/A40 dual carriageways are within easy reach along with Heathrow Airport, Uxbridge Road and the M4/M25 motorway links. The Elizabeth Line is also 0.8 miles away being perfect for commuters looking for great links into and out of London.



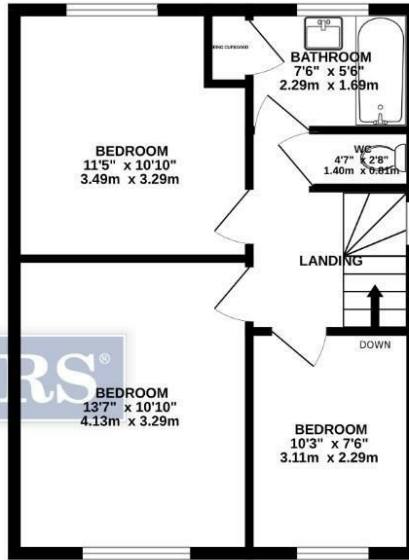
# Compton Road, Hayes, UB3 2AY



GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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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### Viewings

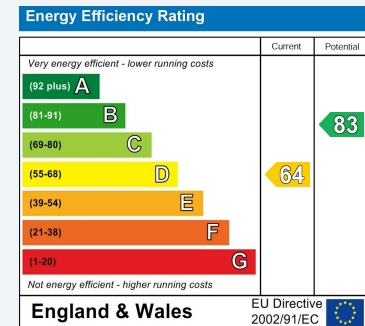
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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