Coldharbour Lane, Hayes

Tenure: Freehold

- Semi-Detached House
- Large reception Room
- Ground Floor Shower Room & First Floor Bathroom
- Off Street Parking & Private Rear Garden with Generous Outbuilding
- EPC Rating: TBC/Council Tax Band: D
- Three Bedrooms
- Separate Kitchen/Diner
- Further Potential to Extend (STPP)
- Walking Distance from Local Amenities, Schools & Transport Links
- NO CHAIN

Asking Price £575,000

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DESCRIPTION

Situated on the highly convenient Coldharbour Lane, this spacious three-bedroom semi-detached family home offers generous and versatile living accommodation, complete with a substantial rear outbuilding, off-street parking, and exciting further potential to extend (STPP).

The ground floor comprises a welcoming porch and entrance hall, leading to a bright and spacious front reception room ideal for relaxing or entertaining. A separate sitting room provides valuable additional living space, perfect for a family room, playroom, or home office. To the rear, the impressive kitchen/diner offers excellent space for cooking and dining, with direct access to the garden, creating a practical layout for modern family living. A ground floor shower room adds further convenience.

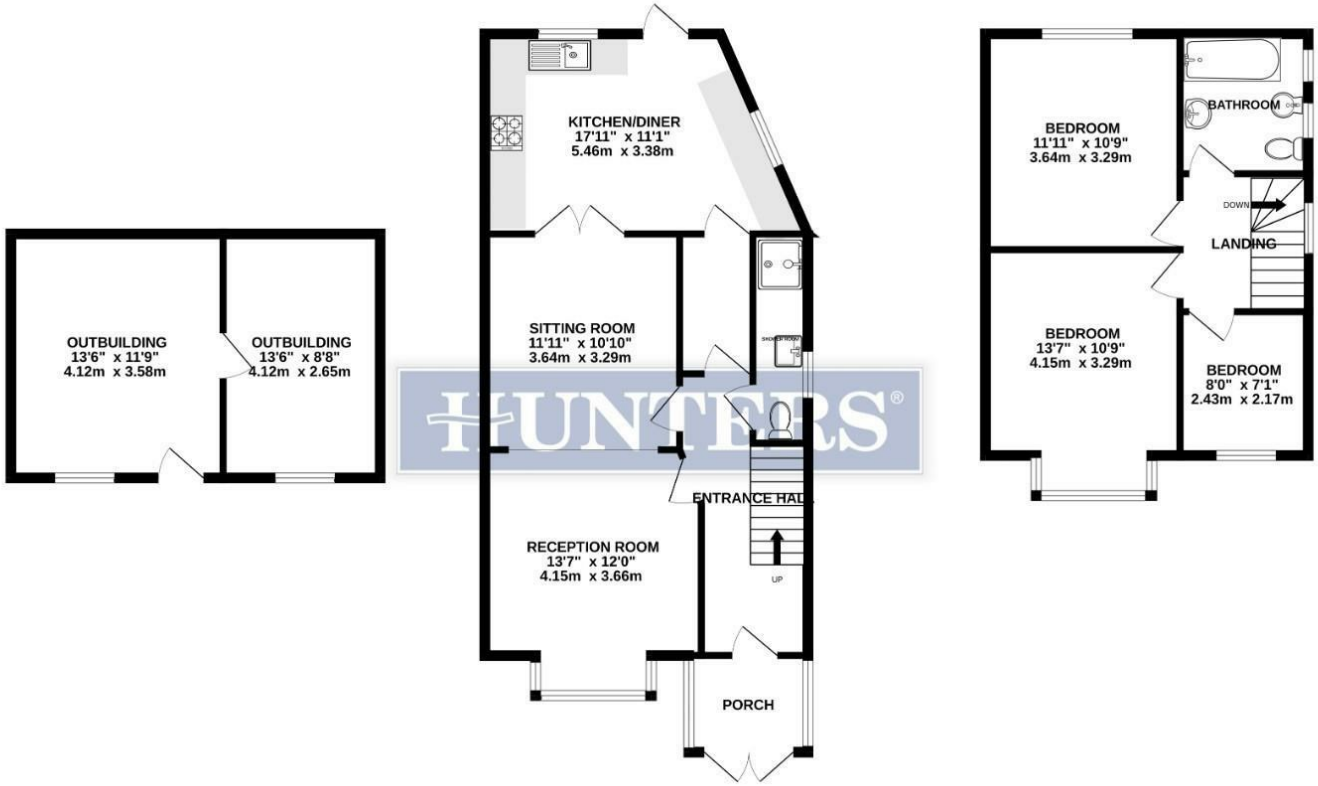
Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom suitable as a child's room, nursery, or study, all served by a first floor family bathroom.

Externally, the home benefits from off-street parking to the front, side access, and a private rear garden leading to a substantial detached outbuilding split into two sizeable sections, offering exceptional flexibility for use as a home office, gym, workshop, studio, or potential annexe space (subject to relevant permissions).

Perfectly positioned within walking distance of local shops, supermarkets, and amenities along Coldharbour Lane and Uxbridge Road, the property is also close to sought-after schools including Minet Infant & Nursery School, Minet Junior School, Guru Nanak Sikh Academy, and Harlington School. Hayes & Harlington Station (Elizabeth Line) is within easy reach, providing swift connections to Paddington, Bond Street, Canary Wharf, and Heathrow Airport, while excellent nearby bus routes and road links via the A312, M4, A40, and M25 ensure outstanding commuter convenience.

GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1347 sq.ft. (125.1 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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Viewing

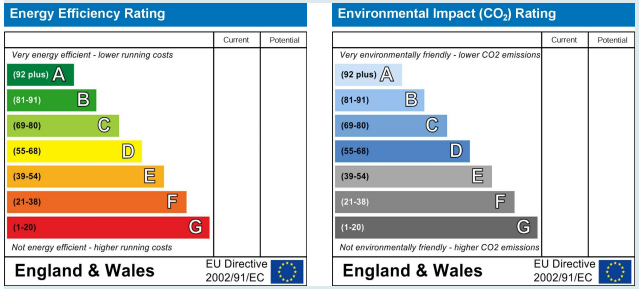
Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email:
hayes@hunters.com https://www.hunters.com

Council Tax: D

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

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