



Manor Lane, Harlington, Hayes, UB3 5EG

- Detached Bungalow
- Planning Permission Approved for Loft Conversion & Rear Extension
- Large Reception Room
- No Chain
- Quiet Residential Location

- Four Bedrooms
- Gated Driveway
- Three Bathrooms
- Modern Fitted Kitchen
- EPC Rating / Council Tax Band

Asking Price £675,000

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Situated on Manor Lane in Harlington is this well presented and spacious, four bedroom detached bungalow which is being sold with NO ONWARD CHAIN! A detached bungalow is rarely available and this particular property offers further scope to extend with planning permission already approved for a loft conversion and single story ground floor extension! (Planning application numbers 74228/APP/2021/2424 & 74228/APP/2018/3579)

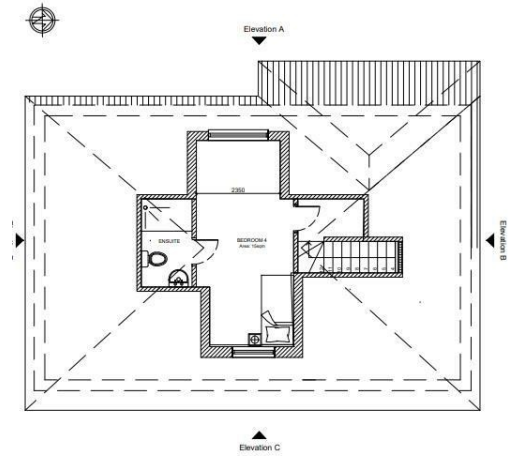
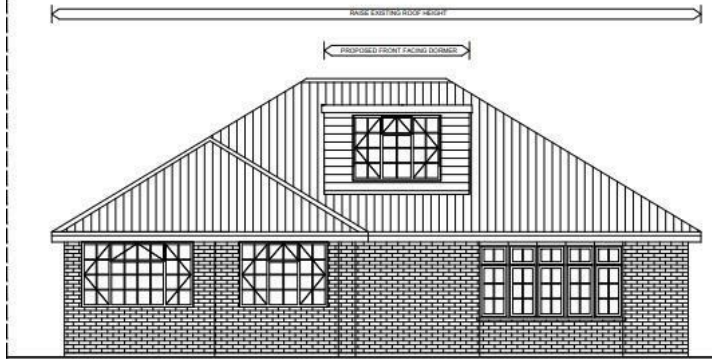
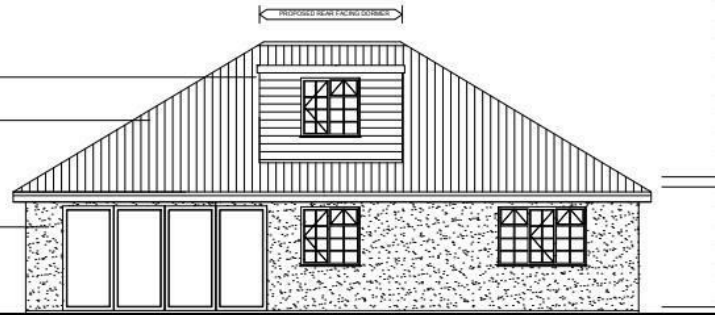
The property currently comprises entrance hall, modern fitted kitchen, four double bedrooms (two of which have en-suite shower rooms), modern family bathroom and large reception room. Outside, the property has a large rear garden with part patio, part lawn along with a separate detached shed and to the front of the property you have your own gated driveway. Further benefits include an EV charger being installed, gas central heating throughout and double glazing.



Located on the sought-after Manor Lane in Harlington, Hayes, this property benefits from a convenient residential setting with local shops, schools, parks, and everyday amenities close by. Excellent transport links include easy access to the M4, M25, A4, and A312, while Hayes & Harlington Station (Elizabeth Line) provides fast connections to Central London, Canary Wharf, and Heathrow Airport. Hayes town centre offers a wide range of shopping, dining, and leisure facilities, making this an ideal location for commuters, families, and investors alike.

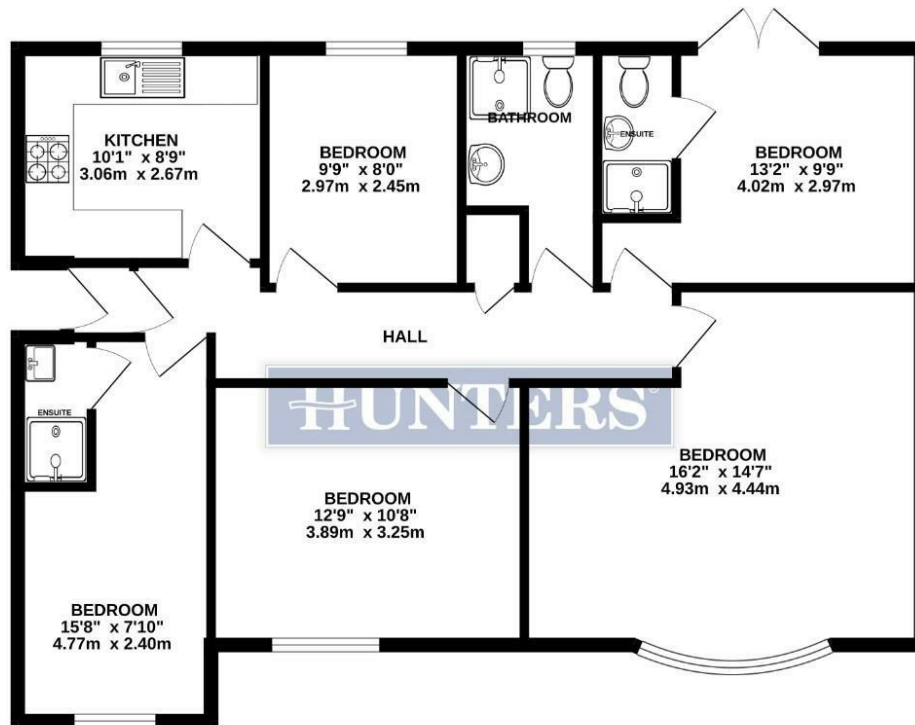


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PROPOSED FIRST FLOOR PLAN

GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq.ft. (85.3 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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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.

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

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.



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

