



**Station Road, Hayes, UB3 4JB**  
**Guide Price £549,950**

**DBK**  
ESTATE AGENTS



## Station Road, Hayes, UB3 4JB Guide Price £549,950

Offered to the market with No Onward Chain, this semi-detached property presents an excellent opportunity for buyers seeking a home with clear scope for development, subject to the usual planning permissions.

The accommodation extends to approximately 1,140 sq. ft. and currently comprises three well-proportioned bedrooms, two reception rooms and a separate kitchen. A family bathroom is complemented by a separate WC, adding practicality for family living.

Externally, the rear garden benefits from side gated access, while to the front there is a driveway providing off-street parking alongside a garage and a shared side drive.

Conveniently sited close to Hayes Town offering an ample array of local amenities as well as the ASDA Superstore, Tesco and Costco. Hayes & Harlington Station (Elizabeth Line) is a short walk from the property connecting commuters to The City. For motorists the M4, M25 and A40 are within a short drive. Local reputable schools also fall within close proximity to the property.



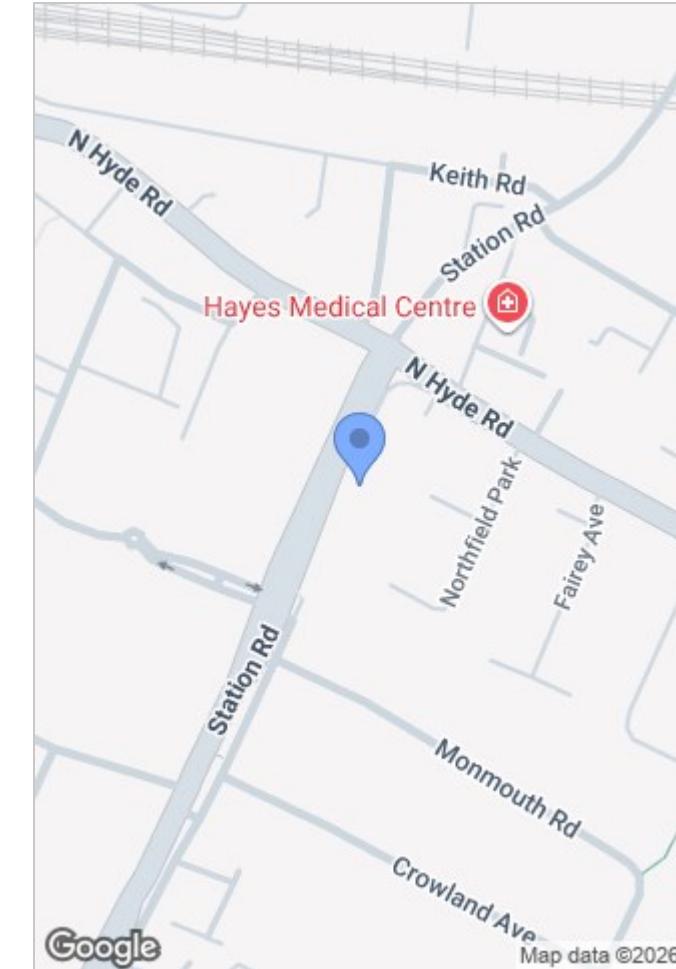
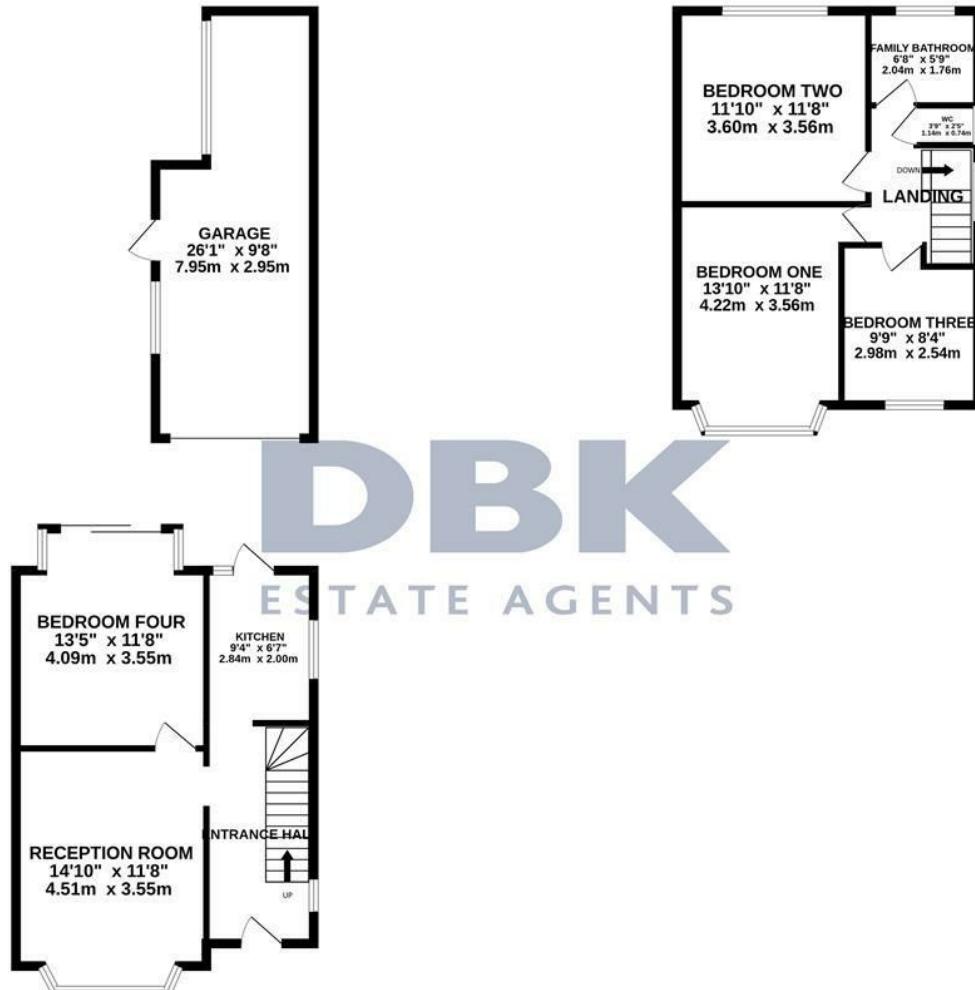
## Key Features

- No Onward Chain + Scope for Development (stpp)
- Semi-Detached Property
  - Three Bedrooms
  - Two Reception Rooms
    - Kitchen
- Family Bathroom with Separate WC
- Rear Garden with Side Gated Access + Garage
- Front Garden with Off Street Parking + Side Shared Drive
  - Circa 917 Sq.Ft
- Hayes & Harlington Station 0.3 miles



GROUND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.

1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



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