





Hiltons Estates are pleased to bring to the market this spacious End of Terrace house in Hayes, UB4. Benefitting from a front driveway and side access, the property also boasts a massive garden of over 100ft. The property internally accommodates all family needs boasting two large reception rooms, fully fitted kitchen and three sizeable bedrooms upstairs. The property is in good condition throughout ideal for any family or investor looking for their next purchase. Located within a popular patch of Hayes close to local amenities, schools and transport links such as the A40 and M4 with links to the M25 and M3. Ideal for those seeking a property in the UB4 area. Viewings Highly Recommended!

Large Property Ideal for Families and Investors!

Situated in a desirable Area of Hayes UB4!

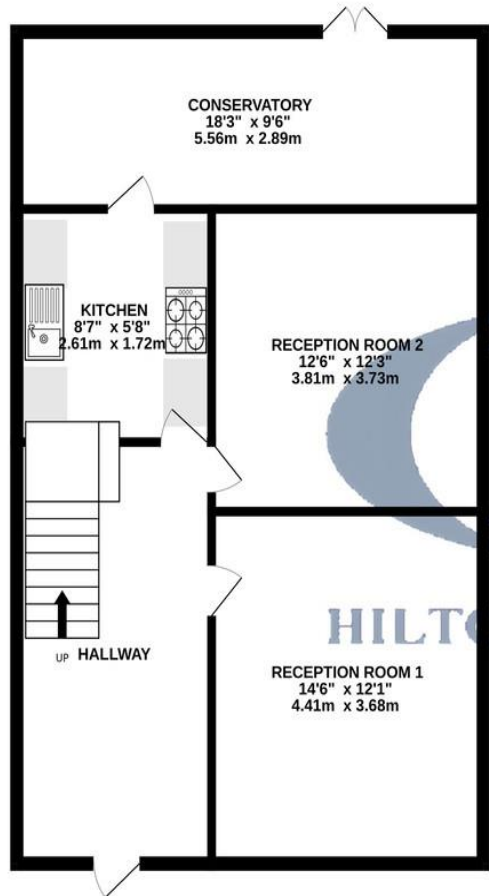
3 large Bedrooms, Off Street Parking, Gas Central Heating, garden of over 100ft!

Opportunity to Extend(STPP). Close to local amenities, schools and transport links!

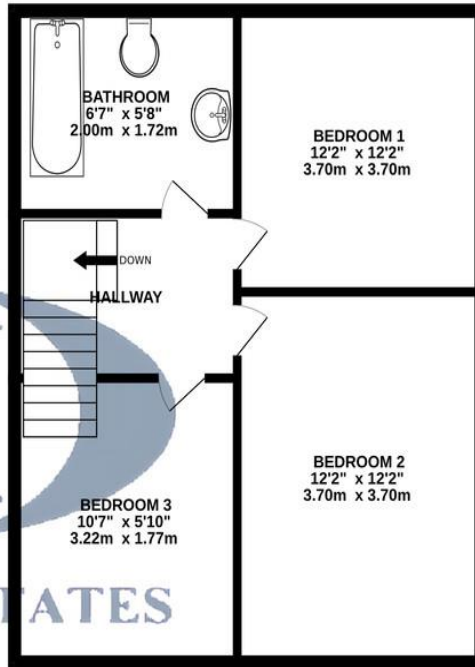
Viewings highly Recommended!



GROUND FLOOR
714 sq.ft. (66.4 sq.m.) approx.

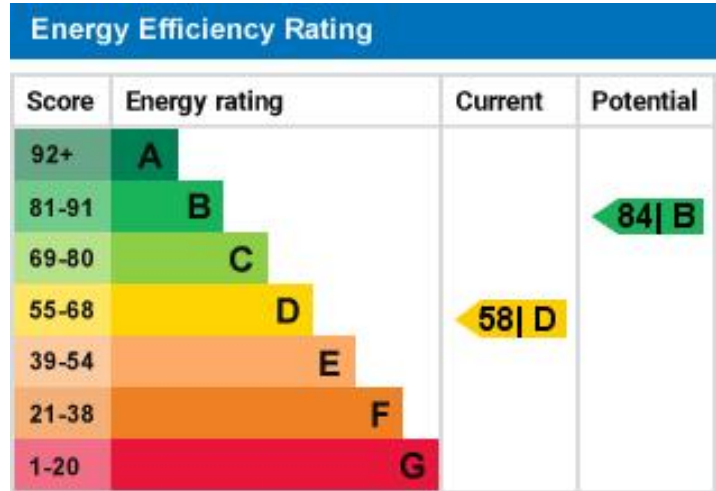
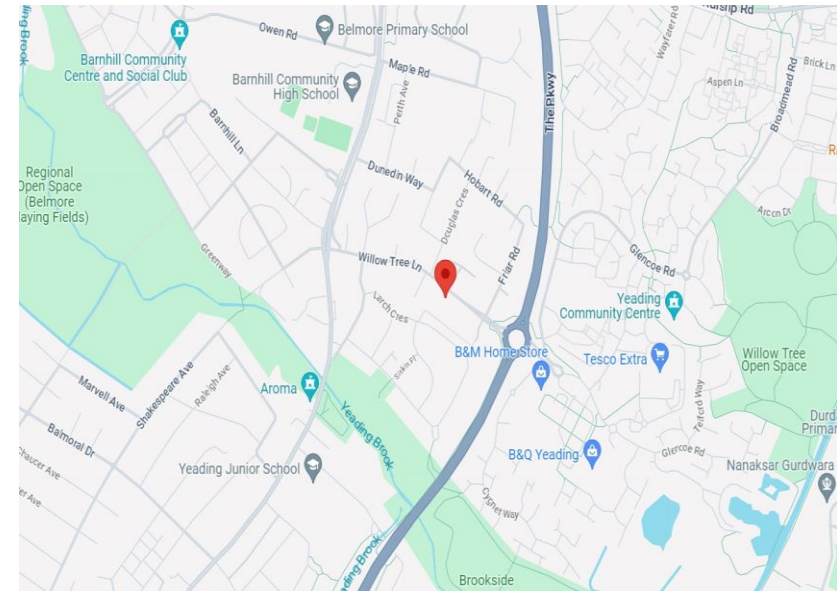


1ST FLOOR
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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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Hiltons Estates, 137 Western Road
Southall, UB2 5HN

www.hiltons-estates.com
email: harvin@hiltons-estates.com
0208 867 9555 / 07961 527301

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.