







## 🏠 Spacious 4-Bedroom Semi-Detached Home with Self-Contained Studio Flat – Prime Hayes Location

A fantastic opportunity to acquire a versatile freehold property in Hayes, ideal for families, investors, or first-time buyers. Offering a combined rental income of approx. £4,000 pcm (7.62% yield), with scope to extend (STPP), this home blends comfort, space, and potential.

The main house features four bedrooms, a modern open-plan kitchen/living area, a ground floor WC and bathroom, and a stylish upstairs family bathroom. At the rear, a private, fully self-contained studio flat offers a modern kitchen, spacious bathroom, private entrance and garden, and separate council tax-ideal for rental or multi-generational living.

Additional highlights include off-street parking, a large rear garden with side access, and a heated outbuilding perfect for a gym, office, or storage. Conveniently located near shops, schools, and Hayes & Harlington Station (Elizabeth Line), with excellent road links to the M4, M25, and Heathrow.

📞 Early viewing highly recommended.



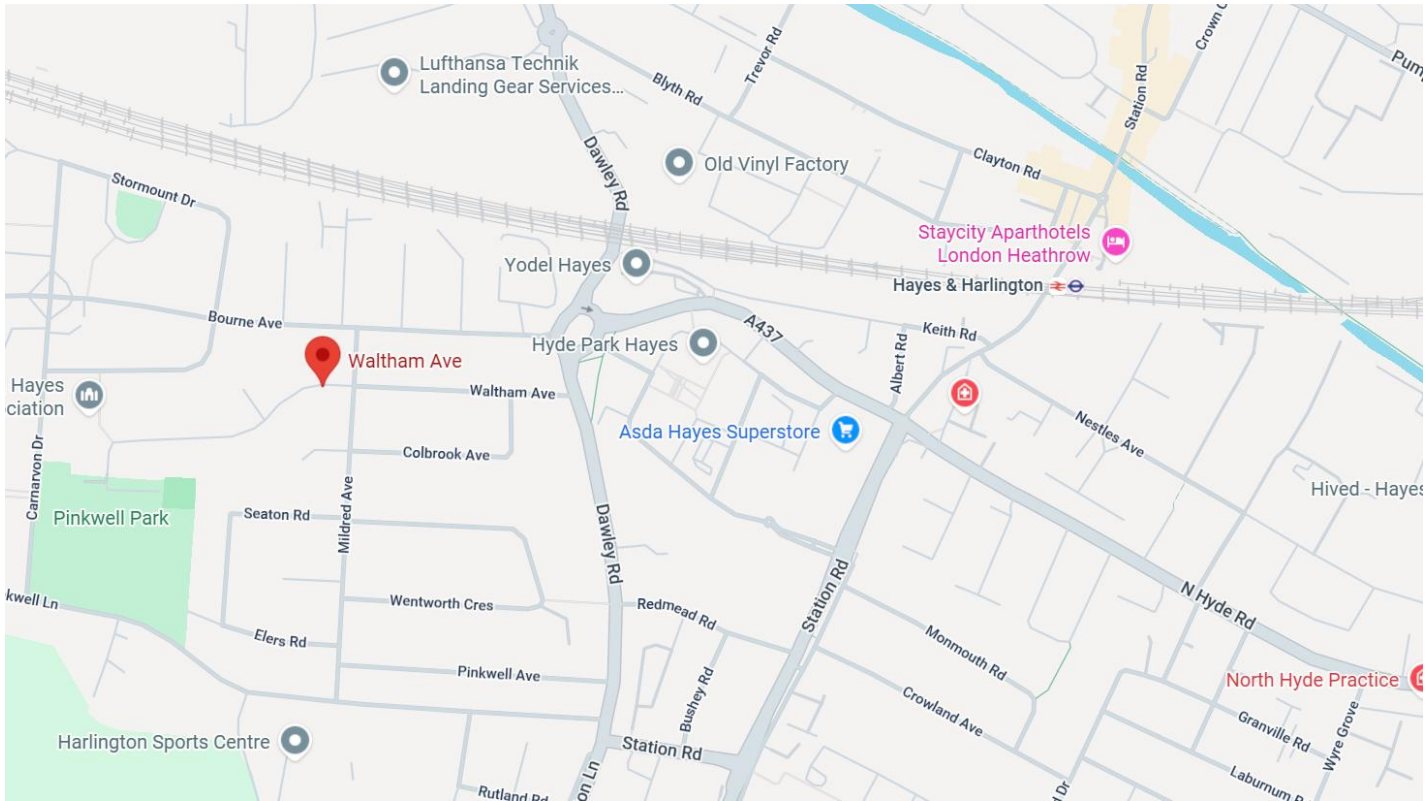
4-bed main house – open-plan living, 2 bathrooms

Driveway + large garden – with heated outbuilding

Self-contained studio flat – private entrance, garden, bills & council tax

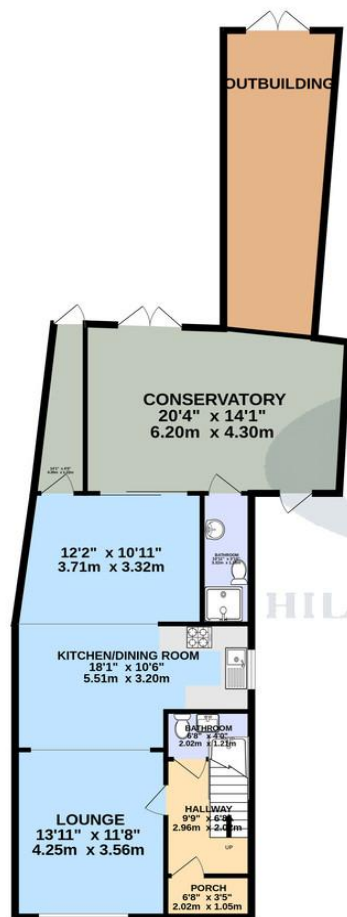
£4,000 pcm rental income – 7.62% yield

Extension potential – STPP

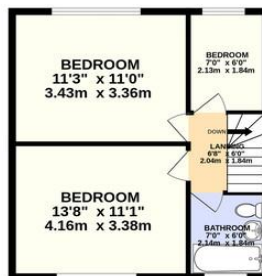




GROUND FLOOR  
1159 sq.ft. (107.7 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1594 sq.ft. (148.1 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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