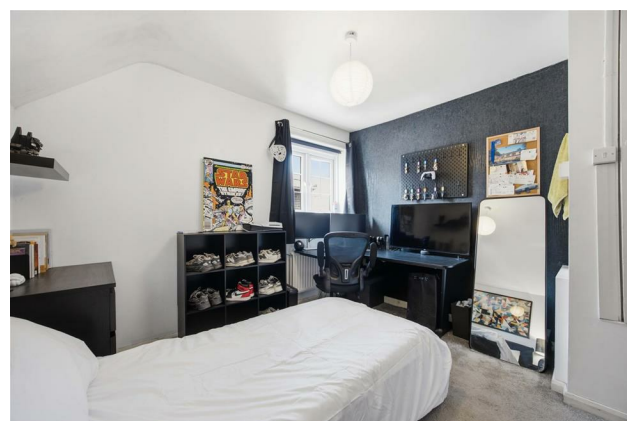




Hunters Grove, Hayes, UB3 3JE

- Five bedroom semi detached family home
- Over 1,300 sq. ft. accommodation
- Rear annex room with shower room
- Large private driveway for multiple vehicles
- Private enclosed rear garden
- Convenient location close to transport links

Offers In The Region Of £650,000

Description

Situated within a popular residential area of Hayes, this substantial semi detached home offers well balanced and versatile accommodation ideally suited to modern family living. Extending to over 1,300 sq. ft., the property combines generous internal space with a flexible layout, including a rear annex room with an adjoining shower room.

The accommodation opens into a welcoming entrance hall leading to a spacious principal reception room measuring over 16 ft, featuring a large bay window and offering an excellent space for everyday family living and entertaining.

To the rear of the property is a separate family room, providing additional reception space with direct access to the rear accommodation, while the fitted kitchen offers ample work surfaces, storage and space for appliances.

The rear annex consists of a generously proportioned bedroom together with its own shower room, making it ideal for an elderly relative, older child, guests or those seeking a private workspace. The annex is attached to the main house and forms part of the overall accommodation.

The first floor comprises three well proportioned bedrooms served by a family bathroom, while two further ground floor bedrooms provide exceptional flexibility to suit a variety of lifestyles.

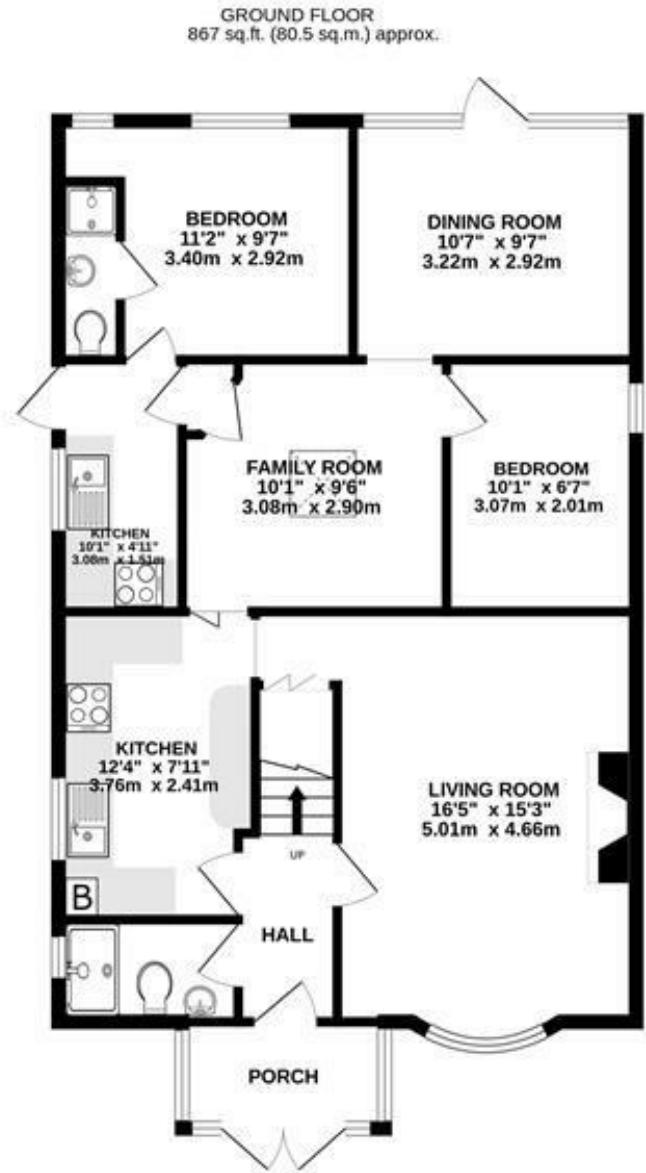
Outside, the property benefits from a substantial frontage with a large private driveway providing off street parking for multiple vehicles. To the rear is a private enclosed garden.

Additional information

Tenure: Freehold
Local Authority: London Borough of Hillingdon
Council Tax: D
EPC Rating: C

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts



TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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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