



Oakwood Estates are delighted to introduce to the market this spacious and well-located three-bedroom, two-reception-room semi-detached family home. Built during 1930s, in a sought-after development by Scott and Speedy located in a quiet residential area. Offering generous living accommodation, excellent parking facilities and exciting potential for future improvement, this property is ideally suited to growing families, first-time buyers and those looking to add value.

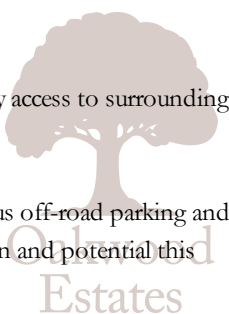
The ground floor provides two well-proportioned reception rooms, offering versatile living and entertaining space. The accommodation provides flexibility for a comfortable family lounge and dining area. The property also benefits from three bedrooms, providing ample space for family living, guests or home working. The bathroom benefits from a recent upgrade to modern standards with a dedicated steam/shower enclosure.

Externally the property boasts a substantial driveway with parking for up to four vehicles, and a carport, a particularly valuable feature for families and commuters. There is also potential to extend the property, subject to obtaining the relevant planning permissions and consents, providing an excellent opportunity for buyers looking to create additional living accommodation and further enhance the home.

The location is another key feature of this property. A number of well-regarded local schools are within walking distance, making the home particularly appealing to families with children. Hayes & Harlington Station is situated just under one mile away, providing convenient access to the Elizabeth Line and excellent connections into Central London and beyond.

For those who commute by road, a number of major motorway and road links are also within a short drive, providing easy access to surrounding areas. Local shops, amenities and everyday conveniences are also readily accessible.

Overall, this is a fantastic opportunity to acquire a well-positioned family home offering spacious accommodation, generous off-road parking and significant potential for future enhancement. Early viewing is highly recommended to fully appreciate the space, location and potential this property has to offer.



Property Information

Floor Plan

- FREEHOLD PROPERTY
 - THREE-BEDROOM SEMI-DETACHED FAMILY HOME
 - SUBSTANTIAL DRIVEWAY WITH CARPORT AND PARKING FOR UP TO FIVE VEHICLES
 - EXCELLENT FAMILY ACCOMMODATION
 - UNDER ONE MILE TO HAYES & HARLINGTON STATION
 - COUNCIL TAX BAND - E £2,500.01 PER YEAR
 - TWO SPACIOUS RECEPTION ROOMS
 - POTENTIAL TO EXTEND (STPP)
 - LOCAL SCHOOLS WITHIN WALKING DISTANCE
 - EASY ACCESS TO MAJOR MOTORWAY LINKS



Tenure

Freehold

Council Tax Band

Band E - £2,500.01 per year

Plot/Land Area

0.05 Acres

Mobile Coverage

5G Voice and Data

Broadband

Basic- 16 Mbps

Superfast- 80 Mbps

Ultrafast - 5000 Mbps

Satellite / Fibre TV Availability

Sky

BT

Virgin

Planning Application

Planning application has been lodged for a double storey side extension, porch, and loft conversion with internal alterations, subject to planning approval.

Property Benefits

The property benefits from an upgraded powder coated aluminum gutters, downpipes with fascia and soffit.

Area

Situated on Hamilton Road in Hayes, this property enjoys a convenient residential location with a good balance of local amenities, schools and transport links. Hayes is a popular West London location, offering excellent connections for commuters while retaining a strong family-friendly feel.

The property is well placed for Hayes town centre, with a variety of shops, supermarkets, cafés, restaurants and everyday amenities close by. Lombardy Retail Park is also nearby, providing a range of retail and leisure options, while local bus services operate from nearby roads, offering convenient connections throughout Hayes and the surrounding areas.

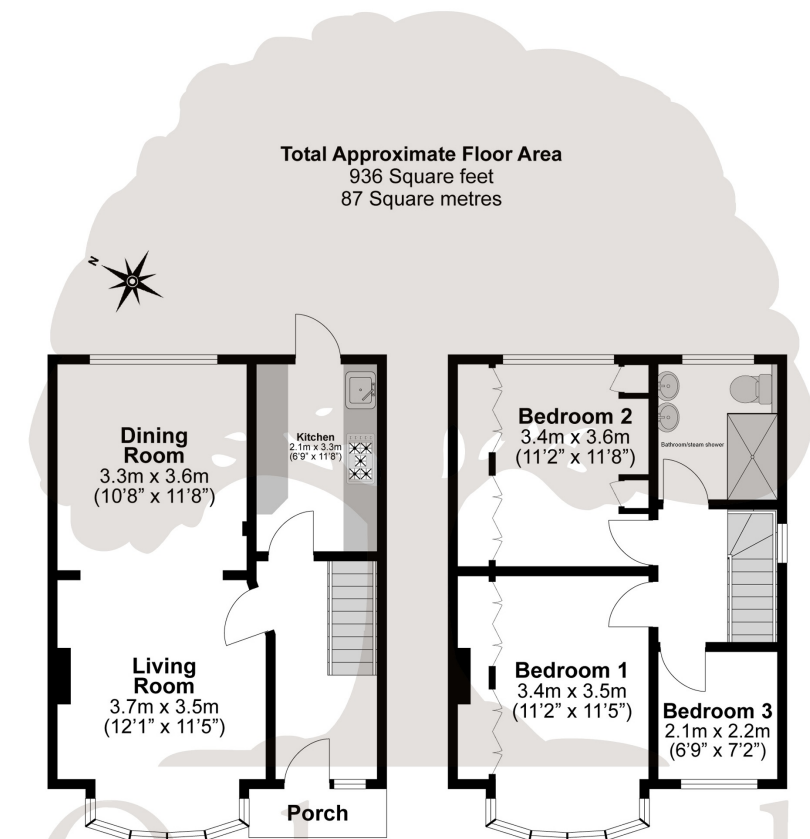
Families are particularly well catered for, with several schools within easy reach. Minet Infant and Nursery School and Minet Junior School are approximately 300 metres from Hamilton Road, while Dr Triplett's Church of England Primary School is around 700 metres away.

For commuters, Hayes & Harlington Station is approximately 1.5km away. The station provides Elizabeth line services, offering direct and convenient connections towards Central London and other destinations, while the area's road network also provides access to Heathrow Airport and major routes across West London.

Overall, Hamilton Road offers a well-connected residential setting with excellent access to education, shopping, transport and everyday amenities, making the location particularly appealing to families and commuters alike.

Council Tax

Band E



**Illustrations are for identification purposes only,
measurements are approximate, not to scale.**

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

