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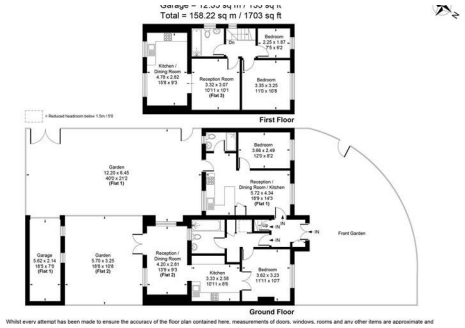

Weymouth Road, Hayes, UB4 8NJ

DO NOT MISS THIS SIGNIFICANT RENTAL INVESTMENT OPPORTUNITY, CORNER PLOT BUILDERS PROJECT OR POTENTIAL TO CREATE A SUBSTANTIAL FAMILY HOME!

CHARRISON DAVIS are delighted to offer for sale this substantial and highly versatile semi-detached property, occupying an enviable corner plot, having already been extended to both the rear and side, with further potential to extend stpp.

The property is currently configured as 3 SELF-CONTAINED FLATS, offering an attractive rental investment opportunity. 2 x 1 BEDROOM GROUND-FLOOR FLATS and 1 x 2 BEDROOM FIRST-FLOOR FLAT, each benefiting from independent services.

Externally, the property further benefits from a large rear garden, a gated private driveway providing off-street parking and a detached garage.

Alternatively, this unusual property presents an exciting opportunity for a builder/developer, with potential to reconfigure, substantially improve and transform into a sizeable and impressive family home. Weymouth Road is situated within the highly sought-after North Hayes area, conveniently positioned for Kingshill Shopping Parade and a choice of local schools, including Hayes Park Primary School.

Excellent transport links are also readily accessible, including Northolt Central Line Station, providing connections towards Central London, easy access to the A40, Uxbridge, and the Hayes-by-Pass, which towards Hayes & Harlington Elizabeth Line Station, Heathrow Airport and the M4 motorway.

This is a genuinely unusual and versatile property offering multiple possibilities as a strong rental investment, an exciting builders/development project, or basis for creating a substantial family home.

Guide Price £700,000

Tel: 020 8573 9922 Fax: 020 8569 3495
254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ
Email: info@charrisondavis.com www.charrisondavis.co.uk

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Flat 1

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Flat 2

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Flat 3

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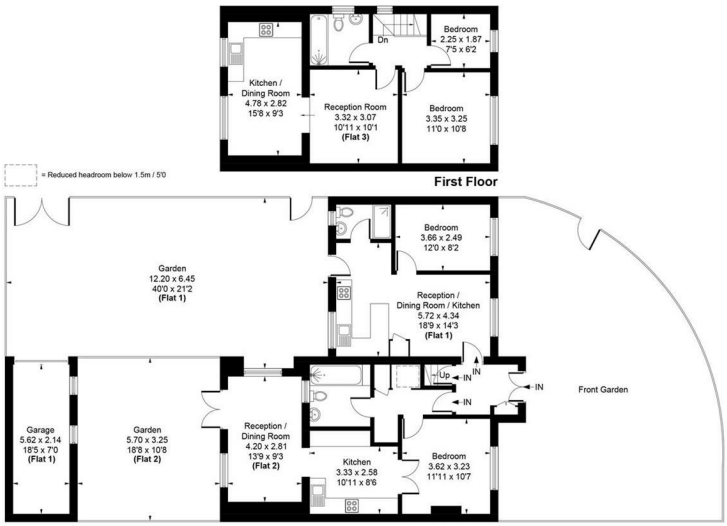
Approximate Gross Internal Area = 145.87 sq m / 1570 sq ft
Garage = 12.35 sq m / 133 sq ft
Total = 158.22 sq m / 1703 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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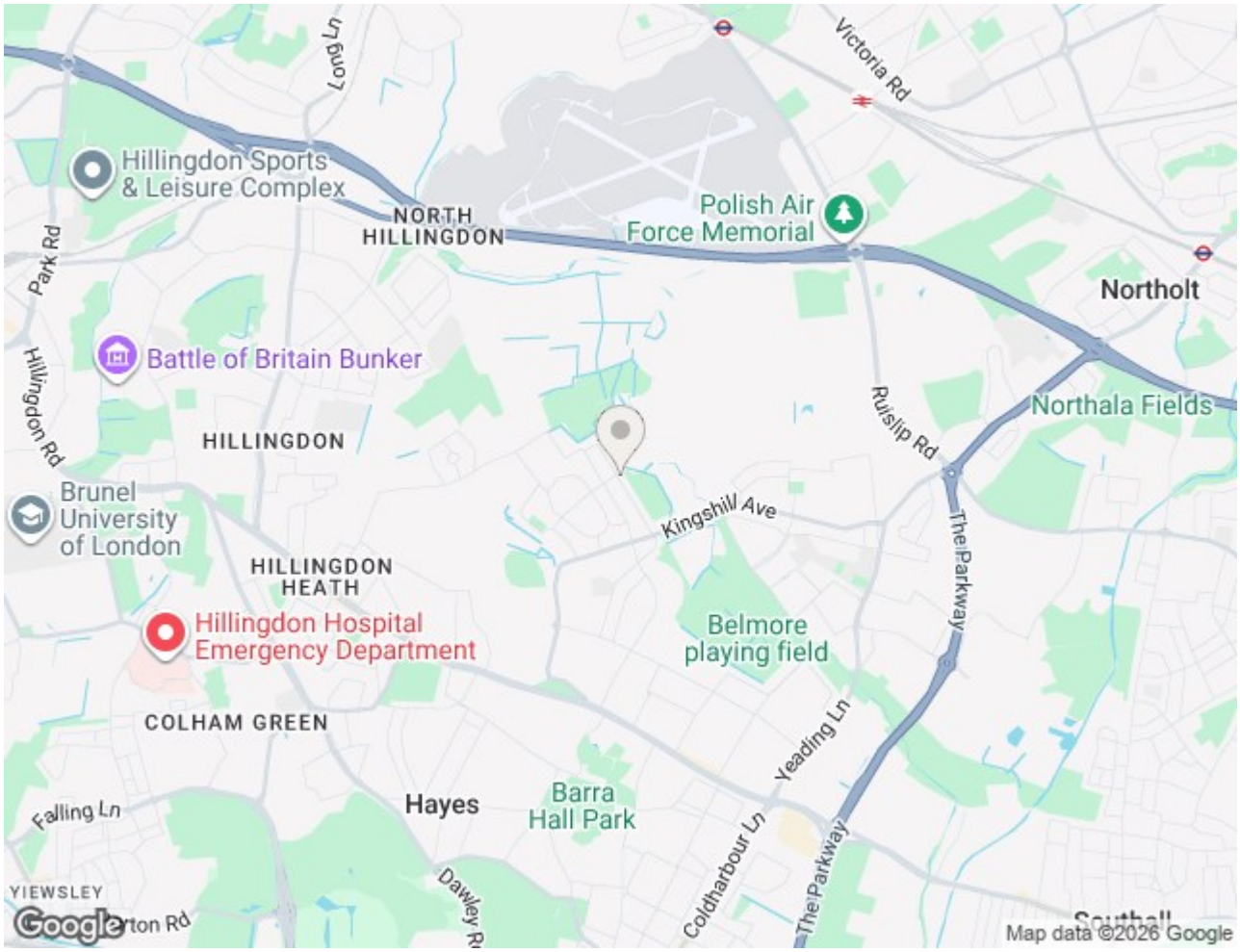
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