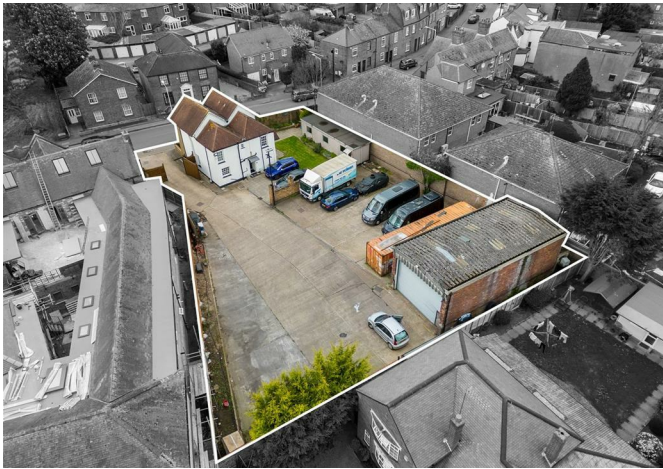


ALLDAY  
& MILLER



Church Road, Hayes, UB3 2LW  
£2,000,000

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Church Road, Hayes, UB3 2LW

**£2,000,000**

- Development Opportunity
- No Planning Applications Submitted
- Residential & Commercial
- Total site area extending to 12,973 Sq. Ft. (0.30 Acre)
- 2 x Titles
- Sui Generis Use

## Description

OPEN DAY SATURDAY 27TH APRIL - 1pm.

This accommodation comprises of a bright and spacious reception lounge, two downstairs bathrooms, an office room, a generously sized room currently being used as a bar, fully fitted kitchen and dining room also giving access to the cellar.

Rising to the first floor three double bedrooms and a family bathroom suite.

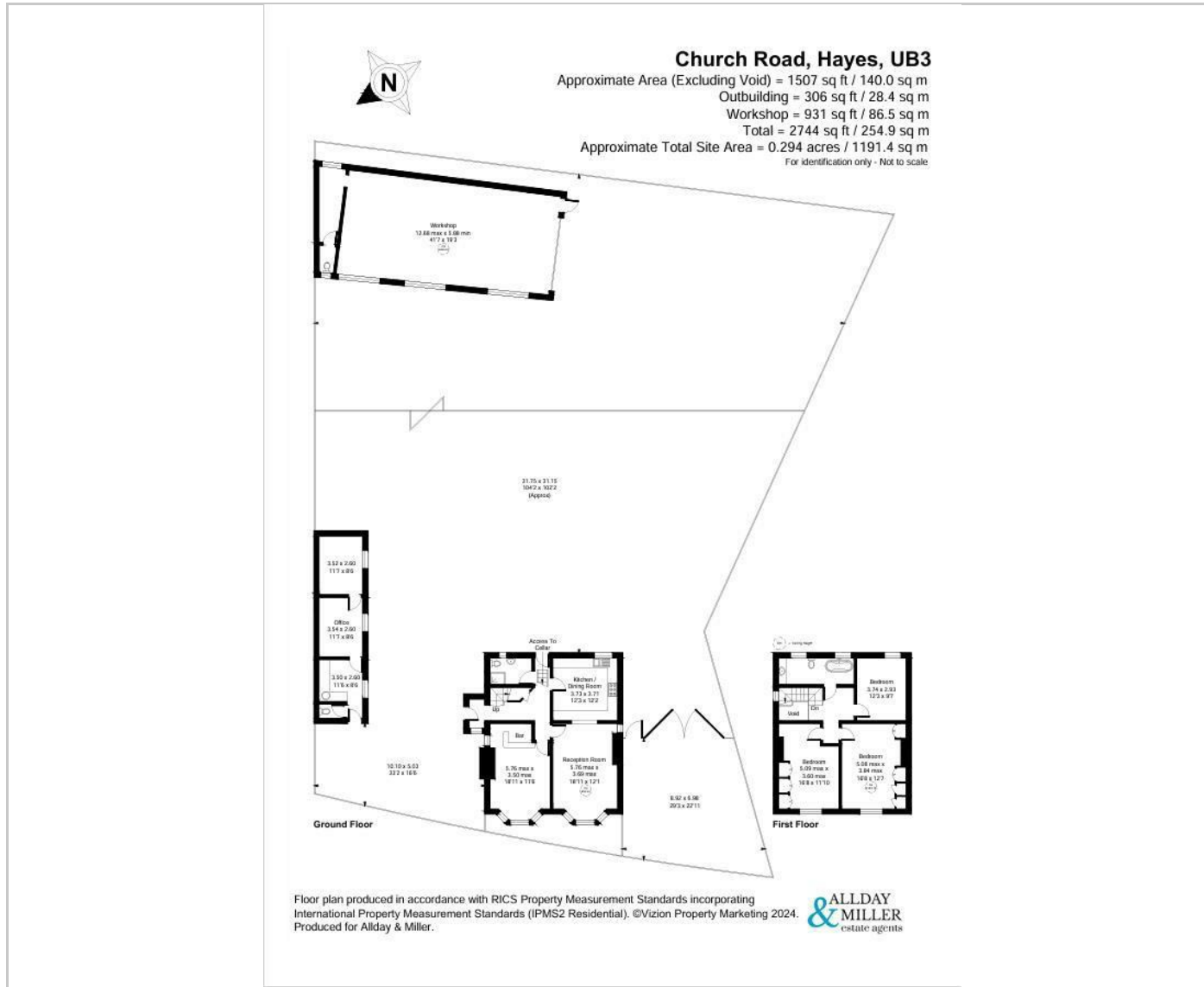
The front of the property with a large driveway creating space for off road parking for multiple vehicles. A workshop space measuring 41'7 X 19'3 also included.

## Situation

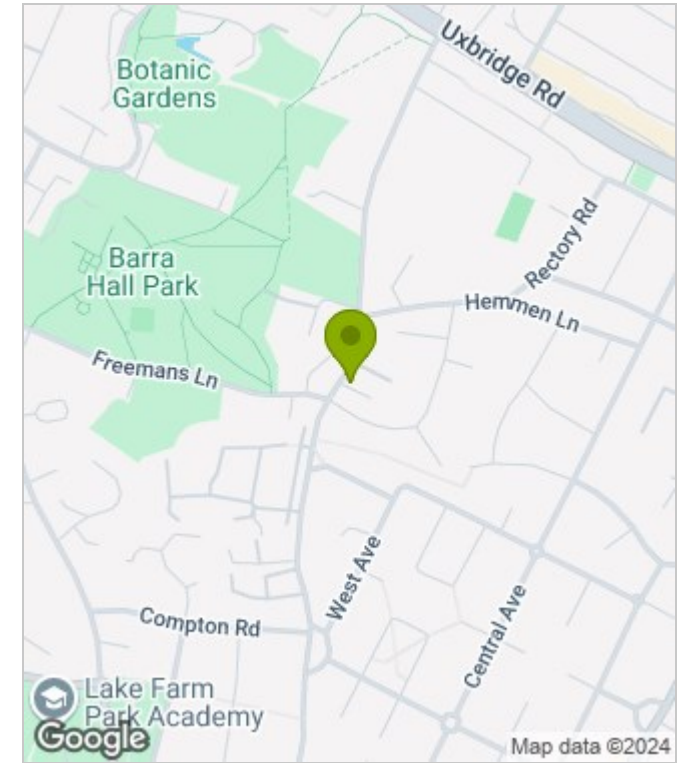
Church Road a popular residential road in Hayes located in the prime location. Hayes and Harlington station being just moments away with the Elizabeth line, offering several links to central London and the surrounding. Hayes town within a short distance away with its variety of local shops, restaurants and coffee shops. A number of high regarded schools in the local area including West Drayton Academy and Grange Park Junior School.



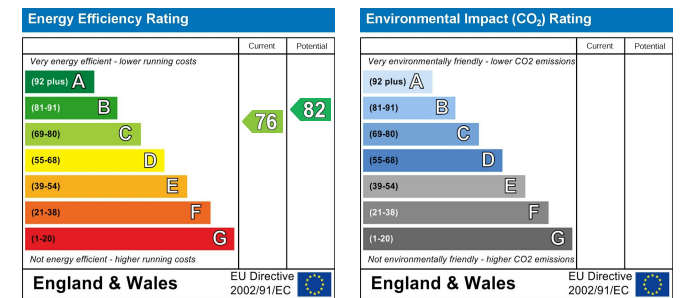
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.