



Lannock Road, Hayes, UB3 2NG

DO NOT MISS THIS !

NO UPPER CHAIN - IMMEDIATE VACANT POSSESSION!

This is a charming 3 bedroom semi detached house offering 'BAGS of POTENTIAL' to create your perfect family home. Situated in a much sought after residential area close to favoured schools and walking distance to Hayes Town shopping centre, Hayes & Harlington Elizabeth line underground station - Paddington within 20 minutes.

The property has gas central heating and double glazed windows with the accommodation providing an entrance hall, lounge, separate dining room, kitchen and space to the rear for an extension stpp.

Upstairs has 3 good sized bedrooms, bathroom/plumbed shower and loft space suitable for conversion stpp. Outside has an elegant SOUTH FACING rear garden of approx 75' (divided by a gate into 2 spaces of similar size. 1 being paved with a fish pond and the other is a good sized lawned area), detached garage and a shared drive. The front garden also has potential to create off street stpp.

EXCELLENT FIRST TIME BUY OR BUY TO LET INVESTMENT!

Offers In Excess Of £530,000

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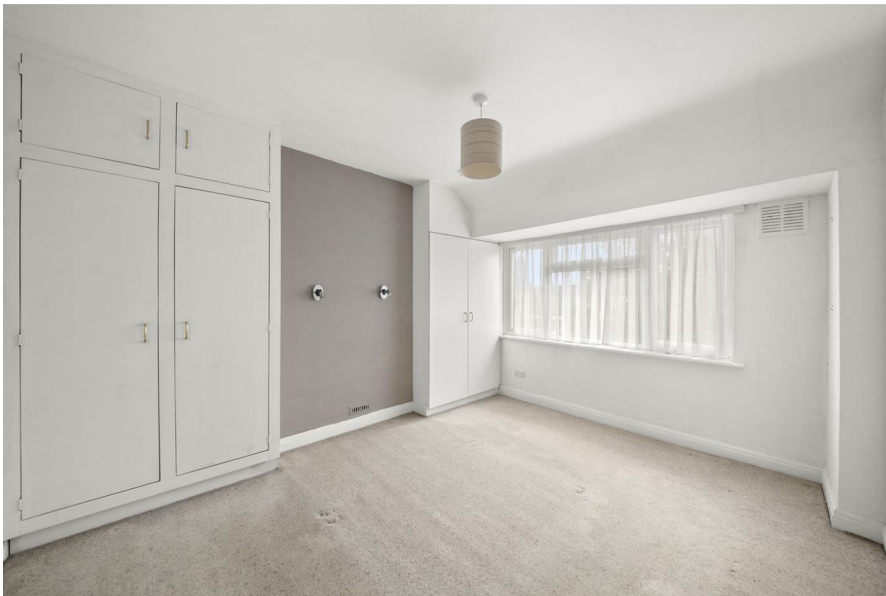
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Approximate Gross Internal Area = 79.59 sq m / 857 sq ft
 Garage = 19.94 sq m / 215 sq ft
 Total = 99.53 sq m / 1072 sq ft



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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>65</p>	<p>86</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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