

25 Yeading Lane, Hayes, Middlesex UB4 0EL

**Guide Price £750,000\***

**DETACHED BUNGALOW ON SPACIOUS PLOT WITH DEVELOPMENT POTENTIAL**



This detached bungalow is situated off the A4020 Uxbridge Road within easy reach of Hayes Town Centre with its Elizabeth Line Station. It is also within close proximity of Southall Broadway and Uxbridge Town Centre. The latter has major shopping facilities and underground services. Good road links are easily accessible including the M4, M40, A40 and M25 London orbital Motorway. The bungalow offers three bedrooms and benefits from gas fired central heating, double glazing and parking. The dwelling sits on a site area of approximately 943 sm (0.23 acres) and offers excellent development potential. We understand that planning had been granted in the past for development of the site into four self contained flats although this permission has subsequently expired and was not implemented. The property has until recently been let and is now being sold with vacant possession. The property will be of interest to investment buyers, developers and owner occupiers.



**ACCOMMODATION**

Entrance Hall, Living Room, Kitchen/Diner, Utility Room/Gym, Bedroom one, Bedroom Two, Bedroom Three, Spacious Grounds. (EPC Lists as 112 sm)

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Hillingdon

Council Tax Band E

EPC Band E

**VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN