

This family home occupies a substantial plot on the edge of Hayes town centre and within half a mile of Cross Rail, 3 miles from the M4 and 4 miles from Heathrow



Location: Post Code UB3 3HG

139 Coldharbour Lane Hayes front one of the main town centre roads and is next to a hotel to the left and a Baptist Church and Doctors to the right with a Sainsbury within one minute walk and the main shopping area is five minutes walk. Uxbridge is within 5 miles north and London M4/Heathrow/ are 3 and 4 miles south. The property has remained in one ownership for almost 50 years during which time the character of the area has become more urban making the property ideal for re-development

The Property: - 2850 sq ft EPC Rating E

Build in 1936, this two storey family house with garages altered to provide additional bedrooms and LH side extension to create a self contained D1 dental surgery no longer in use. There is parking for several cars at the front and a well maintained and fully enclosed rear garden. The plot is 61 ft wide and 120 ft deep

Planning: - London Borough of Hillingdon

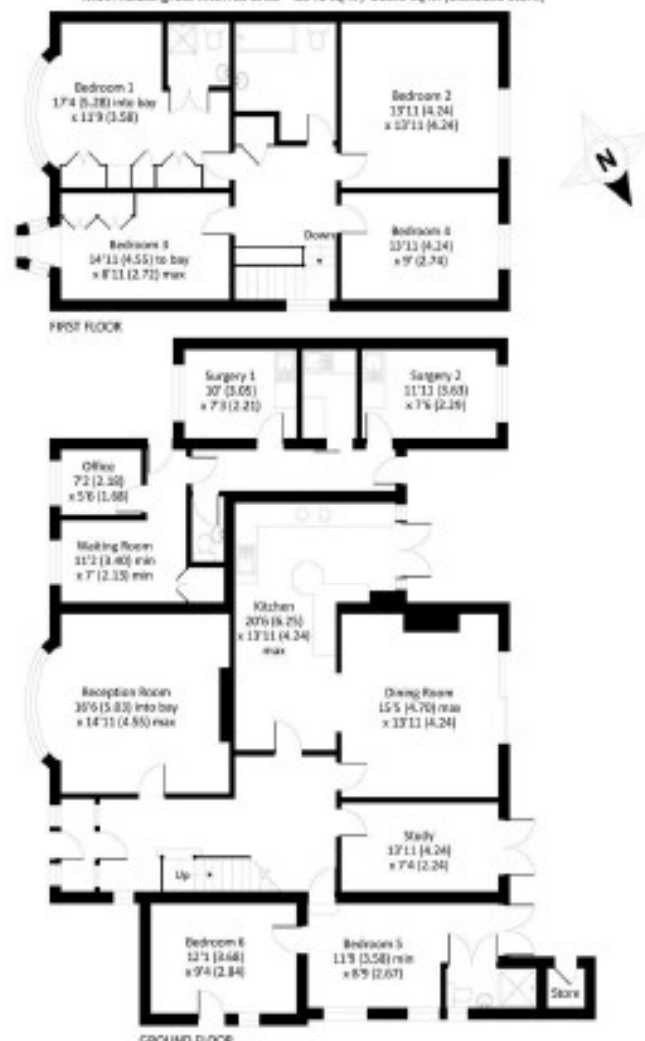
There is a lapsed planning consent to add further rooms in the roof space, granted 1997 and 2002. Buyers should make their own planning inquiries regarding the redevelopment of this property which lends itself to conversion or new build as flats in our view

Offers:

For further information and viewing, contact the agent. We invite unconditional offers for this property sold as seen but will agree a short delayed completion, contact the agent

Coldharbour Lane, Hayes, UB3 3HG

Main house gross internal area = 2841 sq ft / 263.9 sq m (Excludes Store)



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