

**Townfield Road, UB3**  
**Guide Price of £375,000**



No upper chain and situated in an ideal Hayes Town location  
(Crossrail coming soon)  
For this spacious double fronted 3 bedroom terraced house with much potential to extend & improve.  
The property has 2 spacious reception rooms downstairs toilet, fitted kitchen, upstairs has 3 double bedrooms + bathroom with separate toilet, outside has a 60' rear garden with potential to extend to the rear and convert the loft (STPP), gated front garden  
(No off road parking)

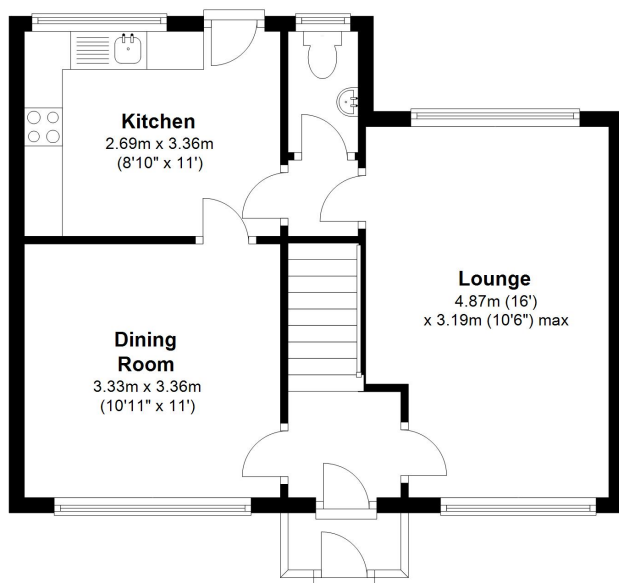






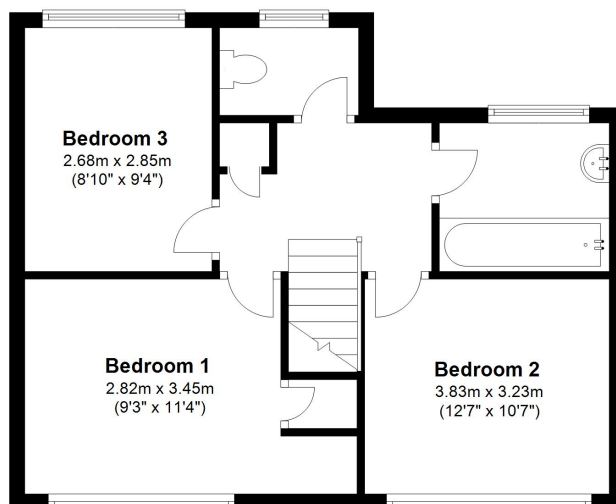
### Ground Floor

Approx. 42.9 sq. metres (461.5 sq. feet)



### First Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



Total area: approx. 86.9 sq. metres (935.7 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

broads property services give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

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