

# Monmouth Road

Hayes • • UB3 4JH  
Guide Price: £685,000



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Filled with natural light and boasting a desirable address in South Hayes is this well appointed four bedroom extended semi-detached home. This spacious 1367 sq.ft property has been cleverly laid out making it ideal for modern family living whilst also offered to the market in fantastic decorative order throughout.

Four bedroom residence

Semi-detached

Extended family home with further scope (STPP)

1367 sq.ft

Fantastic decorative order

Family bathroom & En-suite

W.C & Utility/Study

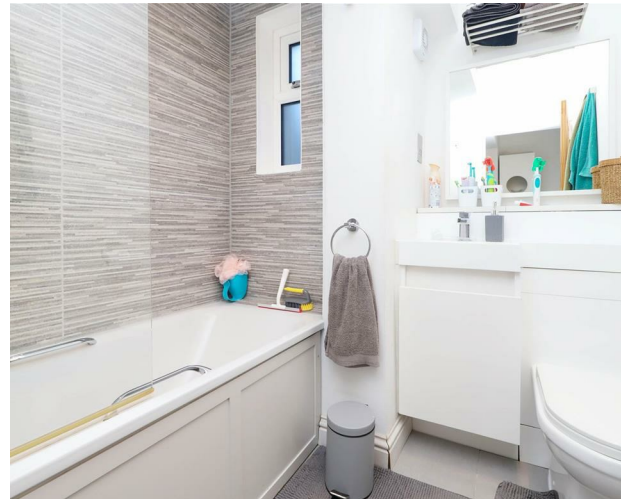
Converted garage

Driveway & Spacious rear garden

0.4 miles from the Train Station (Elizabeth Line)

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### **Property**

The accommodation briefly consists of entrance hallway that provides access to the fronted through lounge with dining area, kitchen/breakfast room which has been extended making it the real entertainment hub of the home with features such as bi-fold doors, state of the art kitchen work tops with island and full built in appliances. The garage has been converted into usable living space with its current use as a games room whilst benefiting from storage space and skylighting. To round of the downstairs is a ultra convenient utility/study room and cloakroom WC. Upstairs are the four well proportioned bedrooms, the master boasting fitted wardrobes, juliette balcony and en-suite bathroom. Lastly, is the attractive family bathroom suite.

### **Outside**

To the front of the property is a paved driveway providing off street parking and there is also a shared driveway that leads to the back garden. To the rear, you have a generous sized garden which is mainly laid to lawn, the property further benefits from external storage to the rear of the games room.

### **Location**

Monmouth Road is a popular residential road conveniently located giving access to a variety of amenities including local shops, bus links, numerous schools, Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties. Hayes Town is a short distance away providing a more extensive range of shops and restaurants along with Hayes and Harlington mainline station with its direct line to London (Elizabeth Line) and Heathrow.



### Schools:

Cranford Park Academy 0.3 miles  
Harlington School 0.5 miles  
Pinkwell Primary school 0.6 miles



### Train:

Hayes & Harlington Station 0.4 miles  
Southall Station 2.1 miles  
London Heathrow Airport Terminals 1, 2 & 3 Station 2.2 miles



### Car:

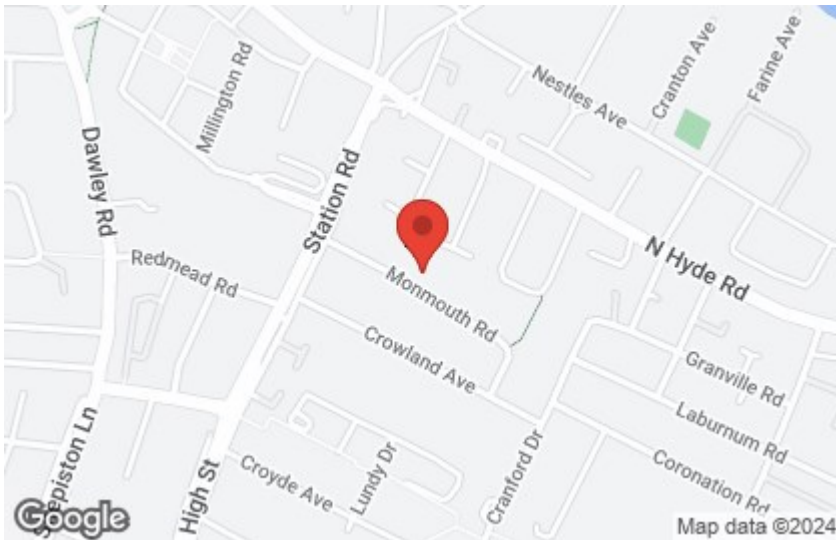
M4, A40, M25, M40



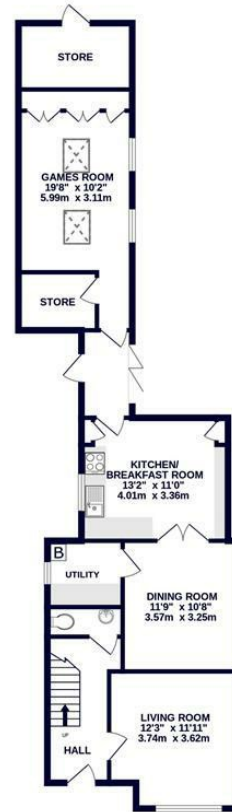
### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1367 sq.ft. (127.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Decent energy efficiency - lower running costs	D		
Decent energy efficiency - lower running costs	E		
Decent energy efficiency - lower running costs	F		
Decent energy efficiency - lower running costs	G		
Not energy efficient - higher running costs			
England & Wales		741	86
EPC Reference: 2022/9182			

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.