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& MILLER



Hughes Road, Hayes, UB3 3AW  
£575,000

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**£575,000**

- Three Bedrooms
- No Chain
- Conservatory To Rear
- Rarely Available
- Traditional 'Scott & Speedy' Home
- Semi Detached
- Garage
- Large Rear Garden
- Huge Potential to Extend (STPP)
- Close to Hayes & Harlington underground Elizabeth line station



## Description

This semi-detached house presents an excellent opportunity for families, designed with comfort and practicality.

Upon entering, you are welcomed into a spacious reception room, dining area, the fitted kitchen which flows into a lovely conservatory, offering a bright and airy space that leads directly to the rear.

The first floor features three bedrooms, each providing a peaceful retreat for rest and relaxation. A family bathroom, complemented by a separate WC, ensures convenience for all residents.

Outside, the property boasts a front drive that accommodates parking, a valuable asset in this area. The private rear garden is mainly laid to lawn, providing a wonderful space for dining and entertainment. Additionally, a garage offers extra storage or potential for a workshop.

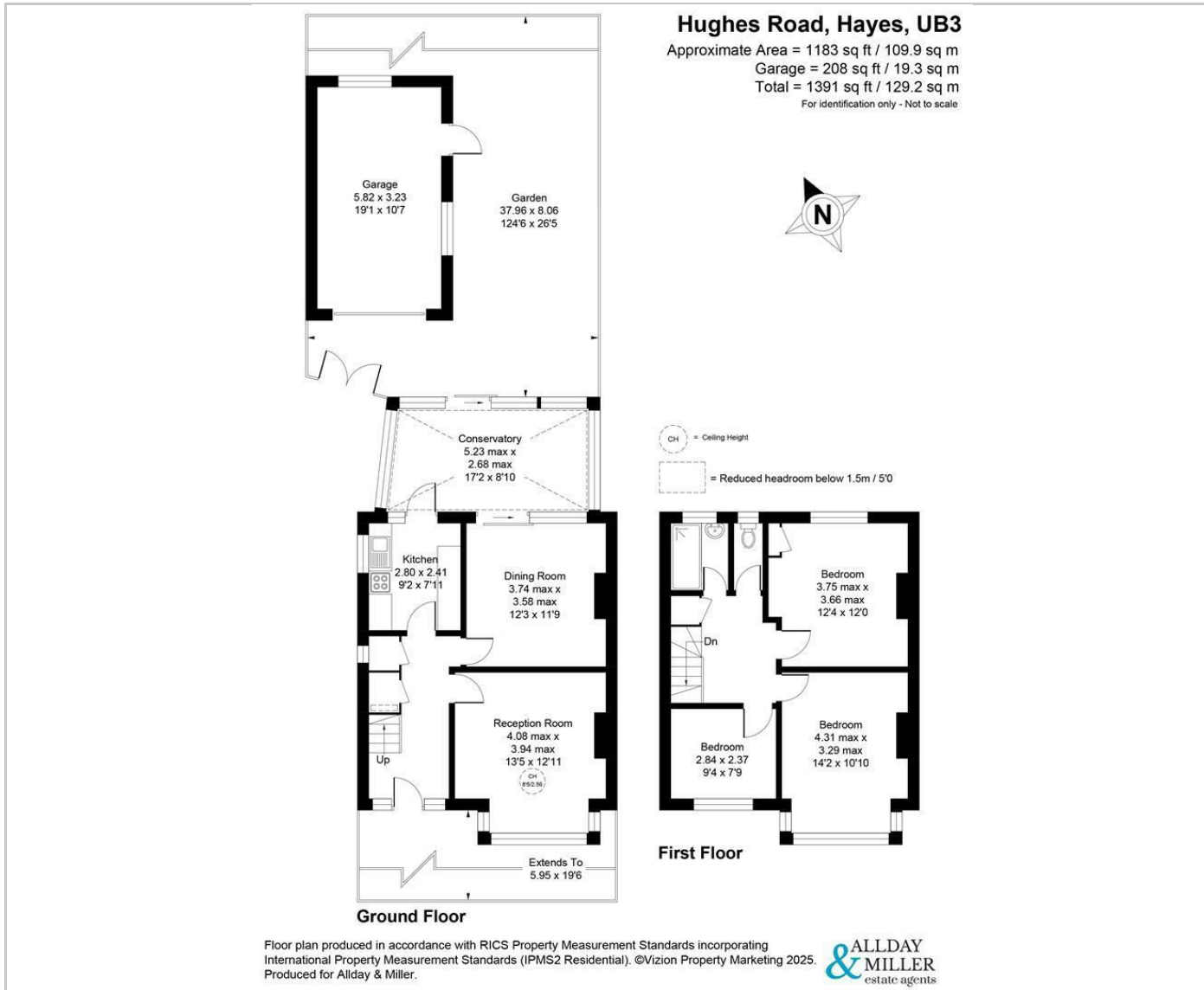
## Situation

Hughes Road located in the heart of Hayes. The town centre just moments away with a variety of local cafes, coffee shops, Botwell leisure centre and supermarkets. Hayes and Harlington station is just a short drive away with the Elizabeth line giving easy links to central London and back towards Heathrow and Reading. Also benefits from being close to multiple bus links connecting you to all local areas such as Uxbridge, Northolt, Greenford, Heathrow, Ealing and Harrow The M25, M4 motorways are just a short drive away. A number of highly regarded schools in the local area including Botwell House Catholic Primary School and Harlington secondary school.

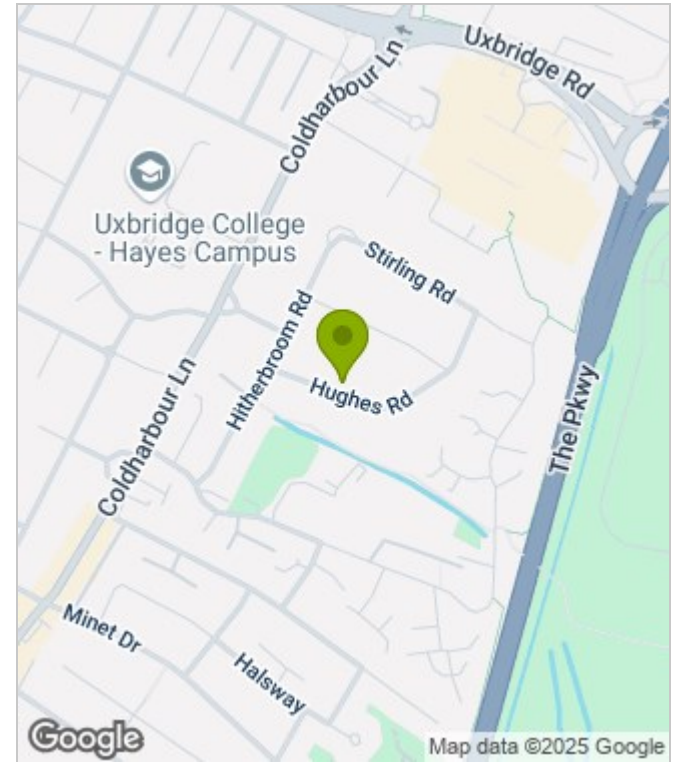




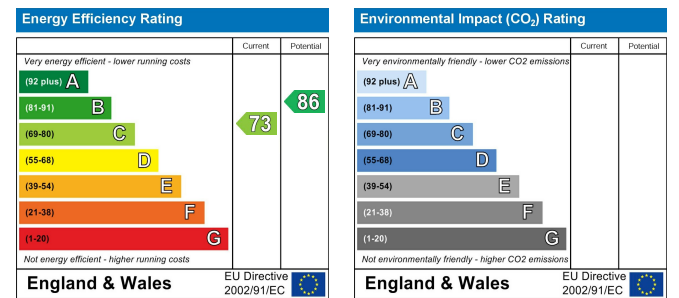
## Floor Plans



## Area Map



## Energy Performance Graph



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