

# Middleton Road

Hayes • Middlesex • UB3 2RD  
Offers In Excess Of: £550,000



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est 1986



# Middleton Road

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A rarely available three bedroom semi detached house with own drive to garage, situated on Middleton Road, a residential road in Hayes which is conveniently located for local shops, schools and within easy reach of the Uxbridge Road, which benefits from bus routes providing effortless access to Uxbridge

Town Centre with its variety of shops, restaurants and Metropolitan/Piccadilly train station. The ground floor of the property comprises porch and entrance hall with doors leading to the 15ft living room, 11ft dining room and 11ft kitchen. To the first floor is the 15ft master bedroom, 11ft second bedroom, 9ft third bedroom and family bathroom. Outside there is off street parking, front garden, large rear garden and 18ft garage.

Three bedroom house

Semi detached

Own drive to garage

Potential to extend (S.T.P)

No onward chain

15ft living room

11ft kitchen

15ft main bedroom

11ft second bedroom

Large rear garden

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

A fantastic and rarely available three bedroom semi-detached house that provides generously proportioned rooms throughout whilst offering the additional potential to extend, subject to the usual planning consents. The ground floor of the property comprises porch and entrance hall with doors leading to the 15ft living room, 11ft dining room and 11ft kitchen. To the first floor is the 15ft master bedroom, 11ft second bedroom, 9ft third bedroom and family bathroom.

### Outside

The front of the property benefits from its own driveway to 18ft garage with a large front garden which can be paved further to create ample off street parking. To the rear is the spectacular south west facing, landscaped private rear garden consisting of trees, plants and shrubs offering an abundance of colour and flowers.

### Location

Middleton Road is a residential road in Hayes which is conveniently located for local shops, schools and within easy reach of the Uxbridge Road, which benefits from bus routes providing effortless access to Uxbridge Town Centre with its variety of shops, restaurants and Metropolitan/Piccadilly train station. Heathrow airport, Stockley Park, Brunel University and the M4 with its links to London and the Home Counties are a short drive away.





### Schools:

Rosedale Primary School 0.2 miles  
Wood End Park Academy 0.3 miles  
Hewens Primary School 0.6 miles



### Train:

Hayes & Harlington station 1.4 miles  
West Drayton station 1.9 miles  
Hillingdon station 2.3 miles



### Car:

M4, A40, M25, M40



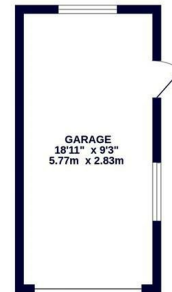
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



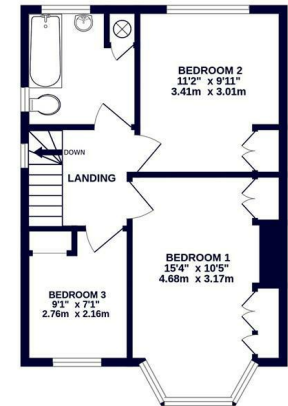
OUTBUILDING  
176 sq.ft. (16.3 sq.m.) approx.



GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Energy inefficient - higher running costs	G		
England & Wales		03 030 000 000	2022/01/01

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.