

# Hudson Road

Hayes • • UB3 5EN  
Offers In Excess Of: £550,000



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# Hudson Road

Hayes • • UB3 5EN

Nestled in the charming area of Harlington, Hayes, this delightful terraced house on Hudson Road presents an excellent opportunity for families and investors alike. With its spacious layout, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The four well-proportioned bedrooms provide ample space for a growing family or those seeking extra room for guests or a home office. The house features one bathroom and one shower room, ensuring convenience for all occupants. The addition of a loft dormer enhances the living space, plus still offering potential for further development, should you wish to extend and create your dream home. The property is placed in front of a lovely park which further adds to the tranquility and outlook.

Four bedrooms

Extended

Ideal for first time buyers

Potential to extend (STPP)

Over 1300 sqft

Open plan living/dining area

Close to Hayes and Harlington station (Elizabeth Line)

Good condition throughout

Terraced

EPC rating - C

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

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### Outside

The property benefits from a front driveway for offstreet parking. To the rear there is a well manicured garden with a patio closest to the property, ideal for a seating area as well as an outdoor storage area and an outbuilding which can be used for additional parking if needed. There is a gate for rear access.

### Location

Hudson Road, Harlington is exceptionally well placed and provides great access to a range of amenities including local shops and a variety of bus routes. Heathrow Airport is just a short distance away whilst for the motorist the M4 is within easy reach. Hayes & Harlington train station is just over 1 mile away with fast & frequent access into London via the Elizabeth Line.



### Schools:

William Byrd Primary Academy 0.2 miles  
Harlington School 0.5 miles  
Pinkwell Primary School 0.6 miles



### Train:

Hayes & Harlington Station 1 mile  
London Heathrow Airport Terminals 1, 2 & 3 Station 1.5 miles  
Heathrow Express Terminals 1, 2 & 3 Station 1.5 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



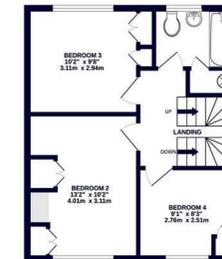
OUTBUILDING  
150 sq.ft. (13.9 sq.m.) approx.



GROUND FLOOR  
428 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR  
351 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 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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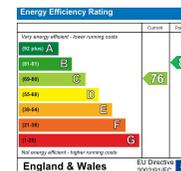


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