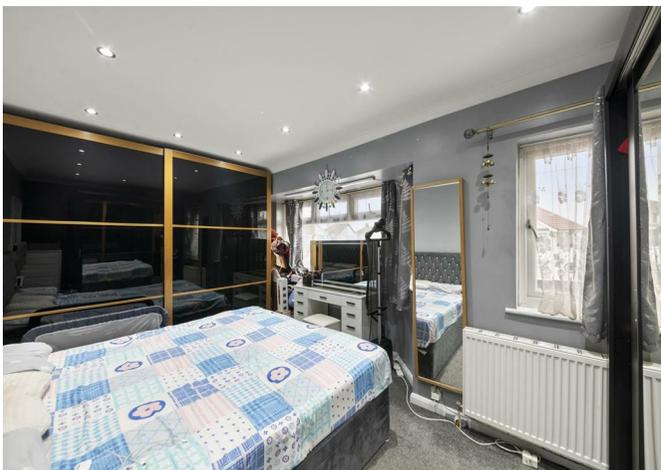


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& MILLER**



Rutland Road, Hayes, UB3 4AG  
£580,000

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Rutland Road, Hayes, UB3 4AG

**£580,000**

- Three Double Bedrooms
- Freehold
- Two Bathrooms
- Chain Free Sale
- M4 + M25 Motorways Easily Accessible
- Semi-Detached House
- Driveway
- Outbuilding
- Modern Interiors
- Close To An Elizabeth Line Station

## Description

This generously arranged home offers flexible accommodation across three floors, making it ideal for growing families.

The ground floor comprises a well-appointed fitted kitchen, a convenient downstairs bathroom with WC, and a bright and welcoming reception room.

To the first floor, the property benefits from two well-proportioned bedrooms along with a bathroom.

The second floor a loft extension with dormer enjoys an additional third double bedroom.

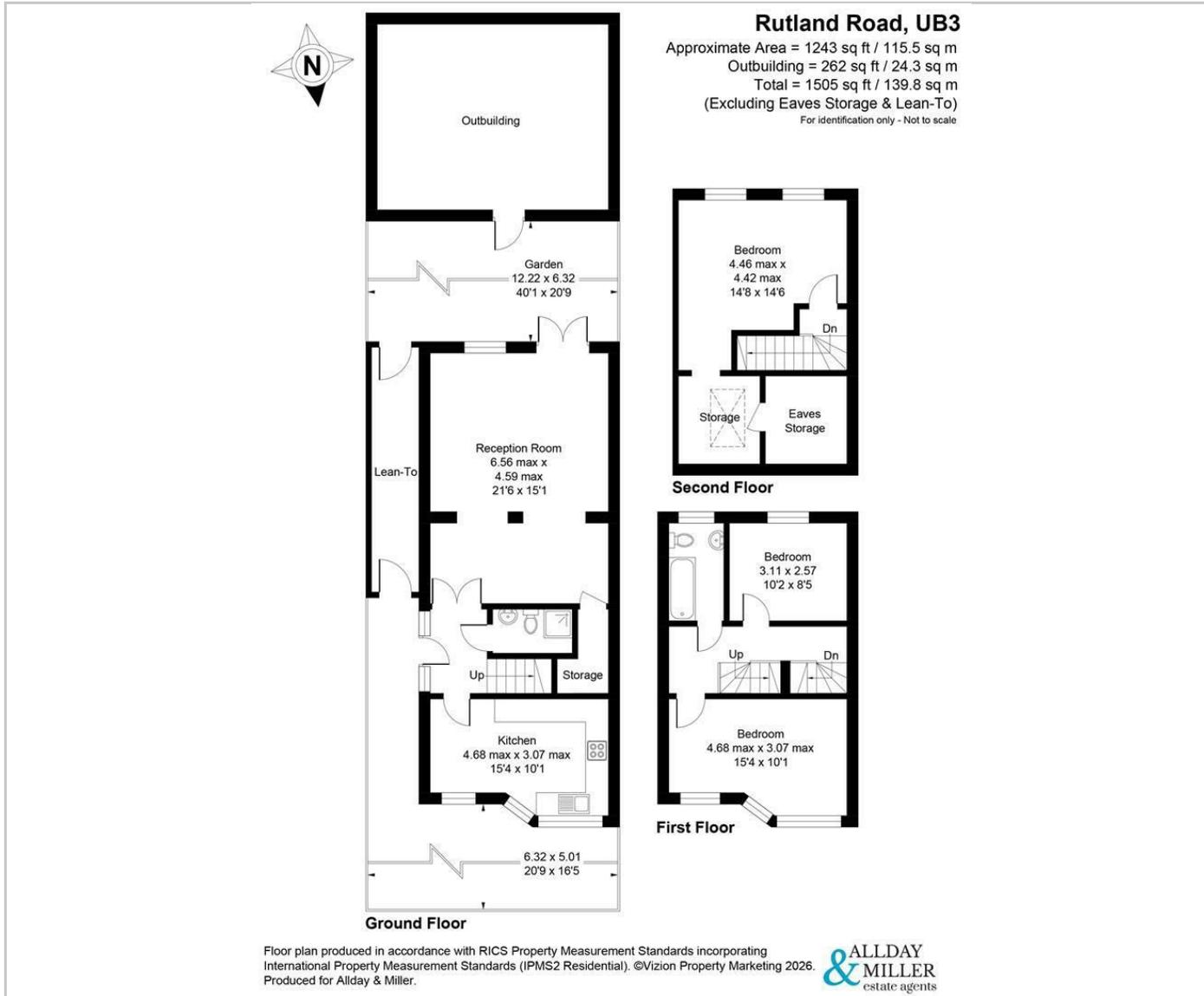
Externally, the property boasts a front driveway providing off-road parking and a private rear garden, perfect for outdoor dining and family enjoyment. The garden further benefits from an outbuilding.

## Situation

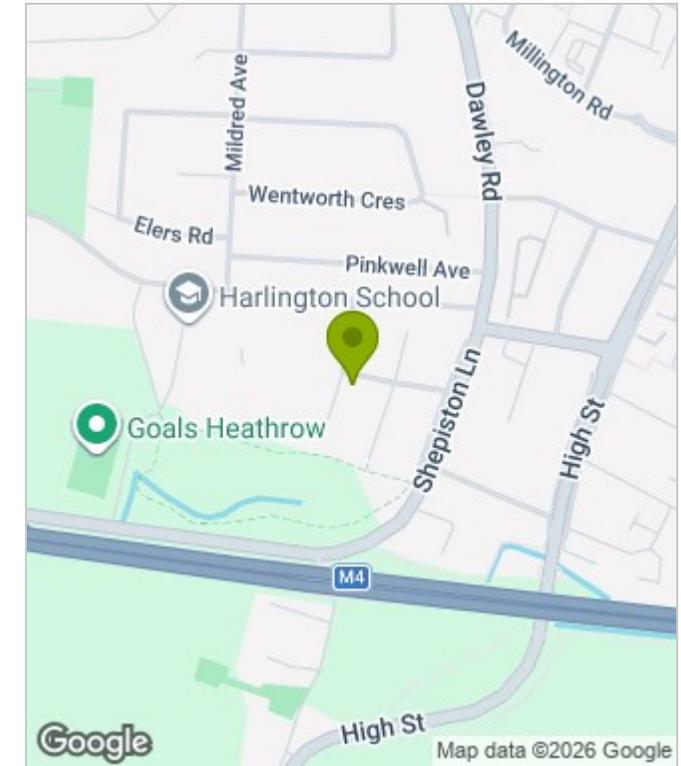
Rutland Road is situated just a short drive from Hayes Town Centre with its variety of shops, cafes, take aways and restaurants. Hayes & Harlington station on the Elizabeth Line Station provide a fast journey into Central London and the surrounding areas. The M4 + M25 motorways, Heathrow Airport, and Stockley Park also within a close proximity. There is the added benefit of a number of highly regarded schools in the local area including Harlington Community School and Pinkwell Primary school.



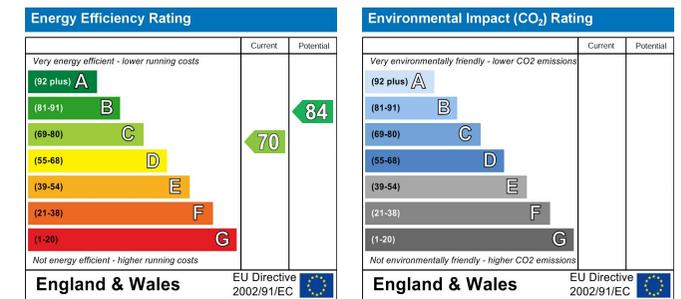
## Floor Plans



## Area Map



## Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.