

Tudor Road

Hayes • Middlesex • UB3 2QB
Offers In Excess Of: £425,000



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An extended, two bedroom, mid-terraced house situated on Tudor Road, a sought after residential road, which is conveniently located for local shops, schools and within easy reach of the Uxbridge Road, which benefits from bus routes providing direct access to Uxbridge Town Centre with its variety of shops, restaurants and

Metropolitan/Piccadilly train station. The property comprises 11ft living room, 9ft family room, 10ft dining room, 8ft utility room and 9ft kitchen. The first floor comprises 12ft main bedroom, 10ft second bedroom and main family bathroom. Outside, there is on street parking and private rear garden with a 9ft workshop.

Two bedroom house

Mid terraced

Potential to extend (S.T.P)

No chain

11ft living room

9ft kitchen

12ft main bedroom with fitted wardrobes

10ft second bedroom with fitted wardrobes

Private rear garden

On street parking

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 two bedroom, mid-terraced house situated on Tudor Road offered to the market with no onward chain and the potential to extend further subject to the usual planning consents (S.T.P). The property comprises entrance hall with doors leading to the 11ft living room, 9ft family room, 10ft dining room, 8ft utility room and 9ft kitchen. To the first floor, you will find the 12ft main bedroom with fitted wardrobes, 10ft second bedroom with fitted wardrobes and main family bathroom.

Location

Tudor Road is a sought after residential road located 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.

Outside

The property offers on street parking, and private rear garden that has been mainly laid to lawn with a patio area at the rear of the house. to the end of the garden, there is a 9ft workshop, along with a rear access to the service road behind.



Schools:

Hillingdon Primary School 1.0 miles
Moorcroft School 1.1 miles
Rosedale College 0.3 miles



Train:

Hayes & Harlington Station 1.4 miles
West Drayton Station 1.7 miles
Hillingdon Station 2.4 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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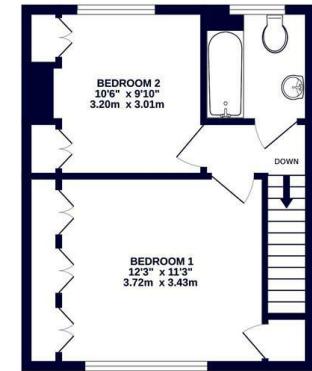
OUTBUILDING
65 sq ft. (6.1 sq m.) approx.



GROUND FLOOR
484 sq ft. (45.0 sq m.) approx.



1ST FLOOR
348 sq ft. (32.3 sq m.) approx.



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TOTAL FLOOR AREA: 897 sq ft. (83.3 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 equipment have not been tested and no guarantee can be given as to their operability or efficiency.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
201-210 A+	A+		84
201-210 A	A		
201-210 B	B		
201-210 C	C		
201-210 D	D		
201-210 E	E		
201-210 F	F		
201-210 G	G		
More energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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.