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Rutland Road, Hayes, UB3 4AG
£550,000

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- 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.



Rutland Road, UB3

Approximate Area = 1243 sq ft / 115.5 sq m
Outbuilding = 262 sq ft / 24.3 sq m
Total = 1505 sq ft / 139.8 sq m
(Excluding Eaves Storage & Lean-To)
For identification only - Not to scale

Ground Floor

Outbuilding

Garden
12.22 x 6.32
40'1 x 20'9

Lean-To

Reception Room
6.56 max x
4.59 max
21'6 x 15'1

Kitchen
4.68 max x 3.07 max
15'4 x 10'1

6.32 x 5.01
20'9 x 16'5

Second Floor

Bedroom
4.46 max x
4.42 max
14'8 x 14'6

Storage

Eaves Storage

First Floor

Bedroom
3.11 x 2.57
10'2 x 8'5

Bedroom
4.68 max x 3.07 max
15'4 x 10'1

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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A map of the Harlington School area. The map shows several streets: Mildred Ave, Wentworth Cres, Pinkwell Ave, Elers Rd, Dawley Rd, Millington Rd, Shepiston Ln, and High St. Harlington School is marked with a green pin. Goals Heathrow is marked with a green circle. The M4 motorway is visible at the bottom of the map. The Google logo is in the bottom left corner, and 'Map data ©2026 Google' is in the bottom right corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current Potential	84 70	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>	Current Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC		

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