



## Tudor Road, Hayes, UB3 2QG

- Semi-Detached House
- Large Reception Room
- Rear Conservatory
- Off Street Parking
- EPC Rating: D/Council Tax: D
- Three Bedrooms
- NO CHAIN
- Private Rear Garden
- Huge Scope to Extend and Develop (STPP)

**Asking Price £485,000**



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## DESCRIPTION

Situated on the popular Tudor Road in Hayes, this well-presented semi-detached house offers a fantastic opportunity for families and first-time buyers.

The property comprises three well-proportioned bedrooms and a bright, spacious interior, including a large reception room that provides the perfect setting for both relaxing and entertaining. To the rear, a generous conservatory adds valuable additional living space and overlooks the private rear garden.

Externally, the home benefits from a private rear garden with convenient side access, ideal for outdoor enjoyment and practical use. To the front, there is off-street parking, adding to the home's overall appeal.

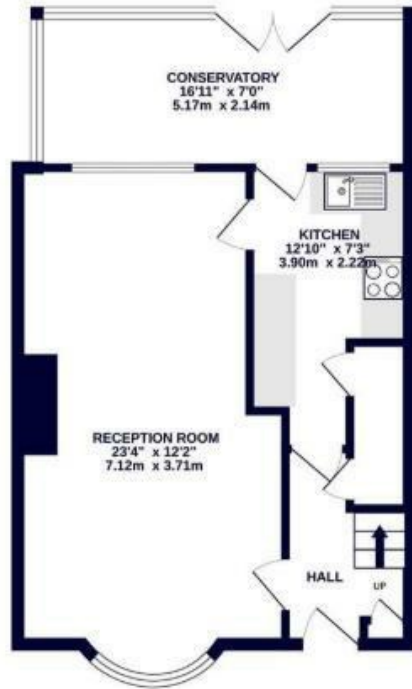
Located within easy reach of a range of local amenities, the property is just a short distance from Botwell Green Leisure Centre, Lake Farm Country Park, and well-regarded schools such as Botwell House Catholic Primary School. Excellent transport links are also nearby, including Hayes & Harlington Station providing fast connections into Central London, as well as easy access to the A312 and M4 motorway.

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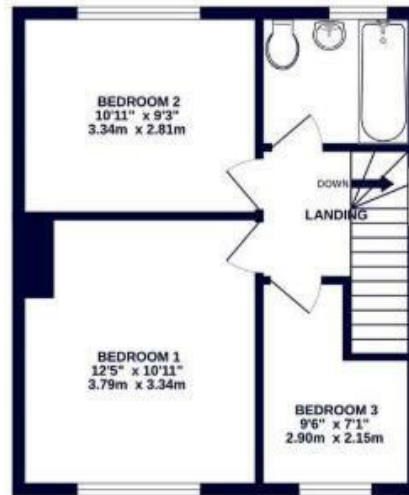




GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.



### Viewings

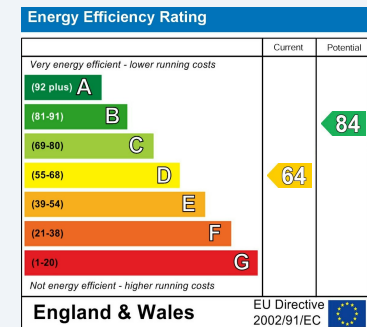
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.