

# North Road

Hayes • Middlesex • UB3 2QQ

Guide Price: £490,000



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A two bedroom semi detached house situated on North Road, a residential road in Hayes which is conveniently located for shops, schools and within easy reach of a number of bus routes to both Hayes and Uxbridge Town Centres with their variety of shops, restaurants and Metropolitan/Piccadilly and British Rail train stations. The ground floor of the property comprises entrance hall, leading to the 10ft reception room, 11ft dining room and 11ft kitchen. To the first floor is the 13ft main bedroom, 11ft second bedroom and modern four piece family bathroom. Outside there is private front and rear gardens.

Two bedroom house

Semi detached

Close to local amenities

Great transport links

10ft reception room

11ft dining room

11ft kitchen

13ft main bedroom

11ft second bedroom

Private rear garden

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 semi detached house, with spacious rooms throughout, whilst being located on a popular road in Hayes. The ground floor of the property comprises entrance hall, leading to the 10ft reception room, 11ft dining room and 11ft kitchen. To the first floor is the 13ft main bedroom, 11ft second bedroom and modern four piece family bathroom.

### **Outside**

The private garden which is mainly laid to lawn with a large patio area across the rear of the house.

### **Location**

North Road is a residential road in Hayes which is conveniently located for shops, schools and within easy reach of a number of bus routes to both Hayes and Uxbridge Town Centres with their variety of shops, restaurants and Metropolitan/Piccadilly and British Rail train stations. Heathrow airport, Stockley Park, Brunel University and the M4 with its links to London and the Home Counties are a short drive away.





### Schools:

Rosedale Primary School and College 0.2 miles away  
Wood End Park Academy 0.4 miles away  
Dr Triplett's CofE Primary School 0.8 miles away



### Train:

Hayes & Harlington Station 1.4 miles away  
West Drayton Station 1.9 miles away  
Hillingdon Station 2.3 miles away



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

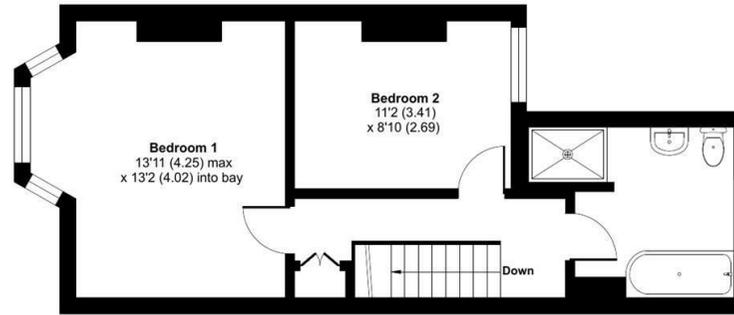
(Distances are straight line measurements from centre of postcode)



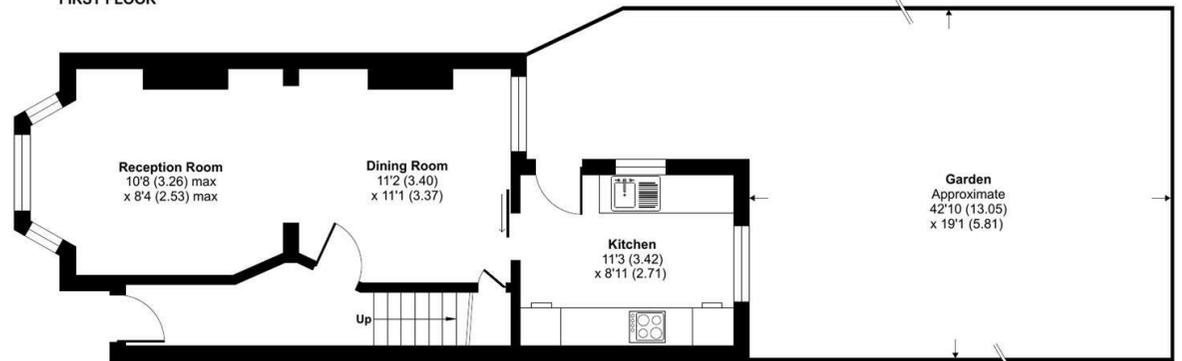
## North Road, Hayes, UB3

Approximate Area = 890 sq ft / 82.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Coopers. REF: 1339976

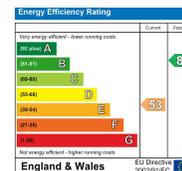
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.

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