

# Tudor Road

Hayes • Middlesex • UB3 2QG  
Offers In Excess Of: £525,000



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A three bedroom, semi-detached house offered to the market with no onward chain with the potential to extend subject to the usual planning consents. Situated on Tudor Road, 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. The property comprises 23ft reception room, 12ft kitchen and 16ft conservatory. To the first floor, there is the 12ft main bedroom, 10ft second bedroom, 9ft third bedroom and family bathroom. Outside, there is off street parking and a private rear garden mainly laid to lawn with a block-paved patio across the back of the house.

Three bedroom house

Semi-detached

Potential to extend (S.T.P)

No chain

23ft reception room

12ft kitchen

16ft conservatory

12ft main bedroom

Private rear garden

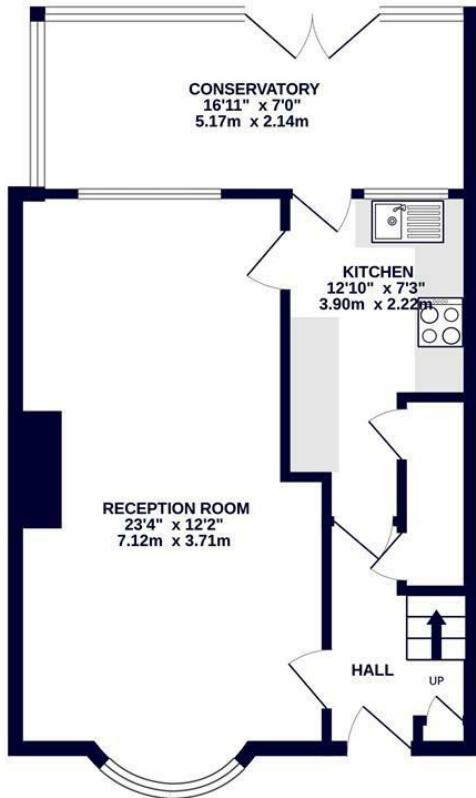
Off street parking

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.

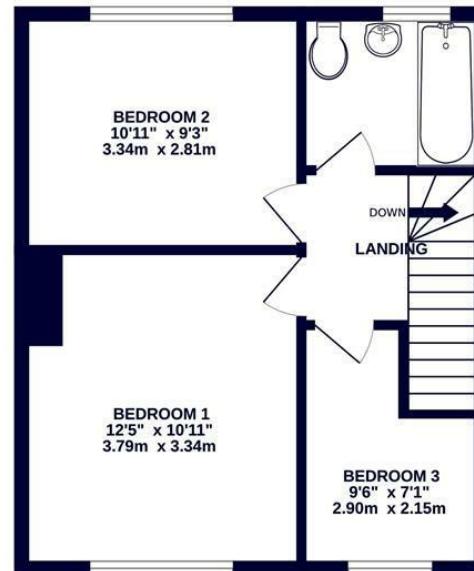




GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



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



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TOTAL FLOOR AREA : 891 sq.ft. (82.8 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
99-100 A	
90-91 B	
80-81 C	
70-79 D	64
60-59 E	
50-40 F	
40-31 G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

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.