

**ALLDAY
& MILLER**



Carlyon Road, Hayes, UB4 0NR
£550,000

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£550,000

- Three Bedrooms
- Over 100 Ft Garden
- 6m Kitchen/Diner Extension
- Nearby Proximity To Yeading Lane, Easy Public Transport Access
- Off Street Parking For Two Cars
- Two Bathrooms (Downstairs Shower-Room)
- Outbuilding To The Rear Of Garden
- Close To Local Outstanding Schools
- Potential For Extension (STPP)
- Side Access Through Gate

Description

A well-proportioned and welcoming home, comprising a reception room and a convenient downstairs shower room. To the rear, there is a fitted kitchen/dining area, providing a practical and sociable space ideal for everyday family living and entertaining.

To the first floor, the property offers three bedrooms along with a family bathroom.

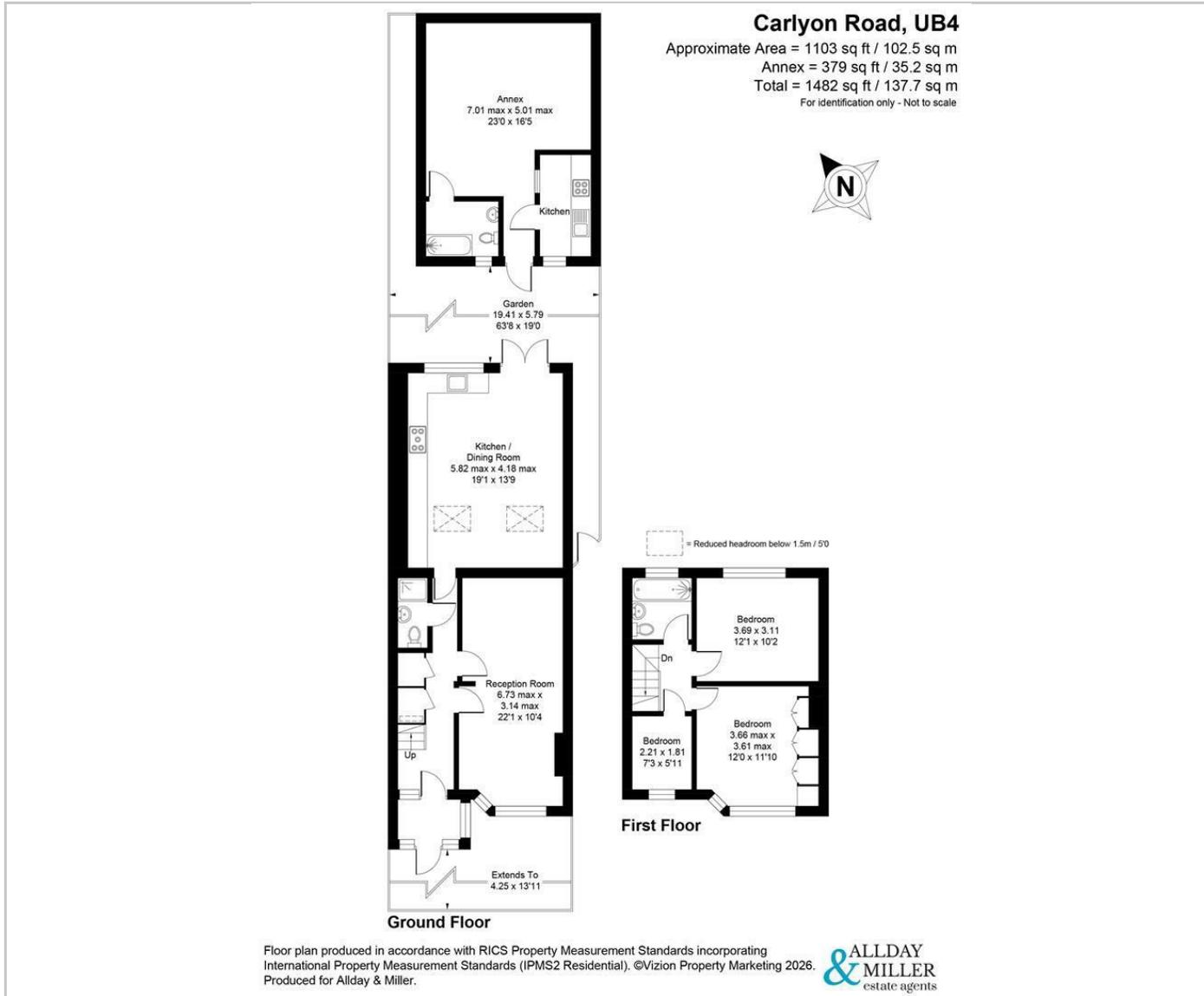
Externally, the home benefits from a front driveway providing parking and a private rear garden, perfect for outdoor dining and entertaining. The garden also features an annex, complete with its own kitchen area and bathroom.

Situation

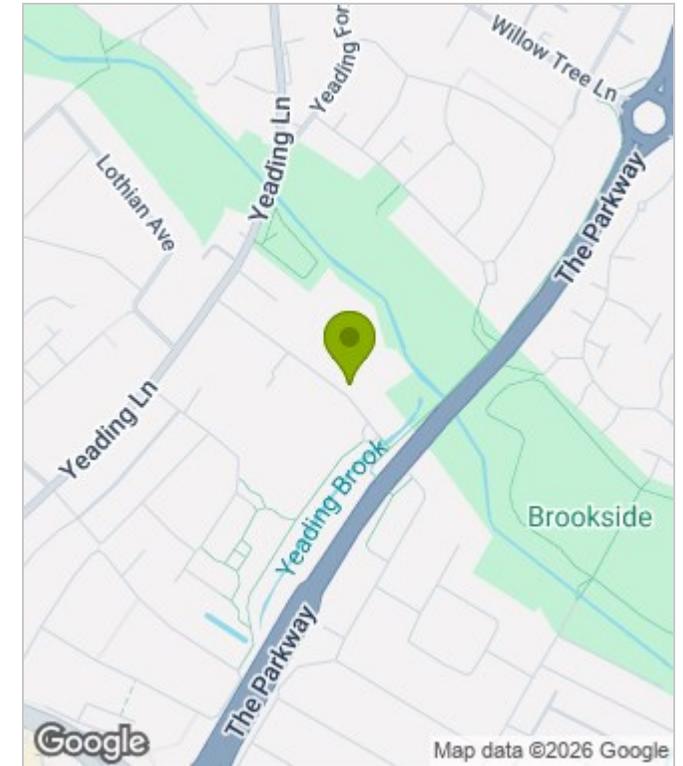
Situated in a well-established residential pocket of Hayes, Carlyon Road offers an appealing mix of suburban calm and excellent everyday convenience. The area benefits from good transport links with the major Hayes & Harlington railway station (on the Elizabeth Line) around 1.2 miles away, providing fast connections eastbound into London Paddington and beyond and westbound towards Reading and Heathrow Airport. Local schooling is a real strength, with outstanding and well-regarded options close by such as Yeading Infant and Nursery School and Yeading Junior School for younger children, as well as Barnhill Community High School within walking distance. A short walk or bus ride brings you to local shopping and amenities along Uxbridge Road and surrounding parade shops, including supermarkets like Tesco and Sainsbury's, independent cafés, convenience stores and services, while the wider Hayes town centre offers even more retail and leisure options.



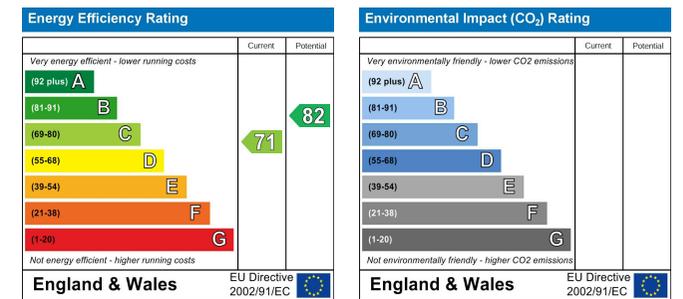
Floor Plans



Area Map



Energy Performance Graph



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