



## Dawley Road, Hayes, UB3 1LU

- Semi-Detached House
- Modern Fitted Kitchen
- Three Bathrooms
- Private Rear Garden with Patio
- Part-Furnished
- Four/Five Bedrooms
- Open Reception Room & Conservatory
- Extended
- Own Driveway
- EPC Rating: C/Council Tax: D

**£2,750 Per Month**

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Situated on Dawley Road, just moments from the junction with North Hyde Road and within easy reach of Coldharbour Lane, this substantial and extended semi-detached house offers spacious and versatile accommodation arranged over three floors, ideal for growing families seeking both space and convenience.

The property comprises four/five bedrooms, including a well-proportioned bedroom on the third floor within the loft conversion, providing excellent privacy and flexibility as a master suite, guest room or home office. One of the bedrooms is located on the ground floor and benefits from its own en-suite bathroom, making it perfectly suited for multi-generational living, but can be returned to its original use as a reception room.



The ground floor features a modern fitted kitchen with ample storage and worktop space. The main living area offers an open reception room leading through to a bright conservatory, creating an impressive space for entertaining and family gatherings with views over the garden. In addition, there is a separate reception room, ideal as a formal lounge, playroom or study.

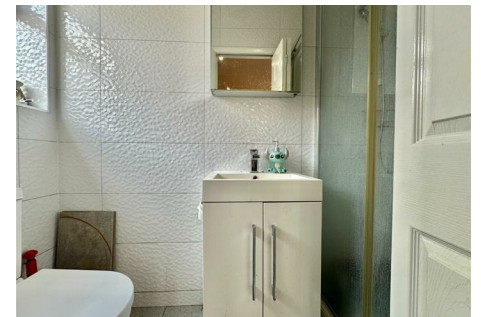
In total, the property benefits from three bathrooms, including the ground floor en-suite, ensuring comfort and practicality for a busy household.

Externally, the home boasts a private rear garden with patio area and side access, perfect for outdoor dining and summer enjoyment. To the front, there is an own driveway providing off-street parking for two cars.



The property is within walking distance of local shops and amenities along Coldharbour Lane and Dawley Road, well-regarded primary and secondary schools, and approximately 0.7 miles from Hayes & Harlington Station (Elizabeth Line & National Rail), offering fast connections to Paddington, Bond Street, Canary Wharf and Heathrow Airport. The A312, M4 and Heathrow Airport are also easily accessible for motorists.

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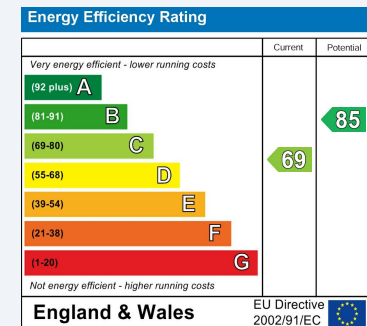


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## ENERGY PERFORMANCE CERTIFICATE

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.

### 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.



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