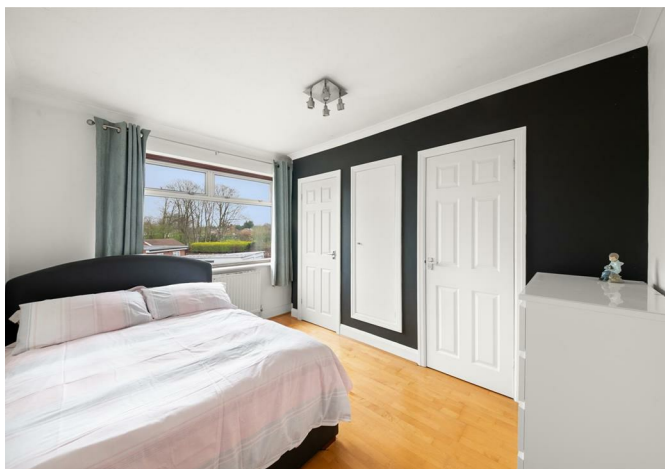


ALLDAY
& MILLER



Hughes Road, Hayes, UB3 3AN
£635,000





Hughes Road, Hayes, UB3 3AN

£635,000

- Four Bedrooms
- Freehold House
- Side Extension
- Scotty & Speedy Build
- Easy Reach To An Elizabeth Line Station
- Two Bathrooms
- Imposing Corner Plot
- Potential To Extend Further (STPP)
- Close To Hayes Town Centre
- Good Schools Nearby

Description

Allday & Miller proudly present this Scott & Speedy-built four-bedroom corner plot home, situated on one of Hayes' most popular residential roads, just moments from the Elizabeth Line station.

This beautifully presented home offers bright, airy living spaces and a versatile layout, perfect for modern family life.

Upon entering, you are welcomed by a spacious reception room filled with natural light, creating a warm and inviting atmosphere. The ground floor also benefits from a well-proportioned bedroom complete with an ensuite, a generous family room/dining area and a fitted kitchen.

The first floor comprises three well-sized bedrooms, all offering comfortable accommodation, along with a family bathroom.

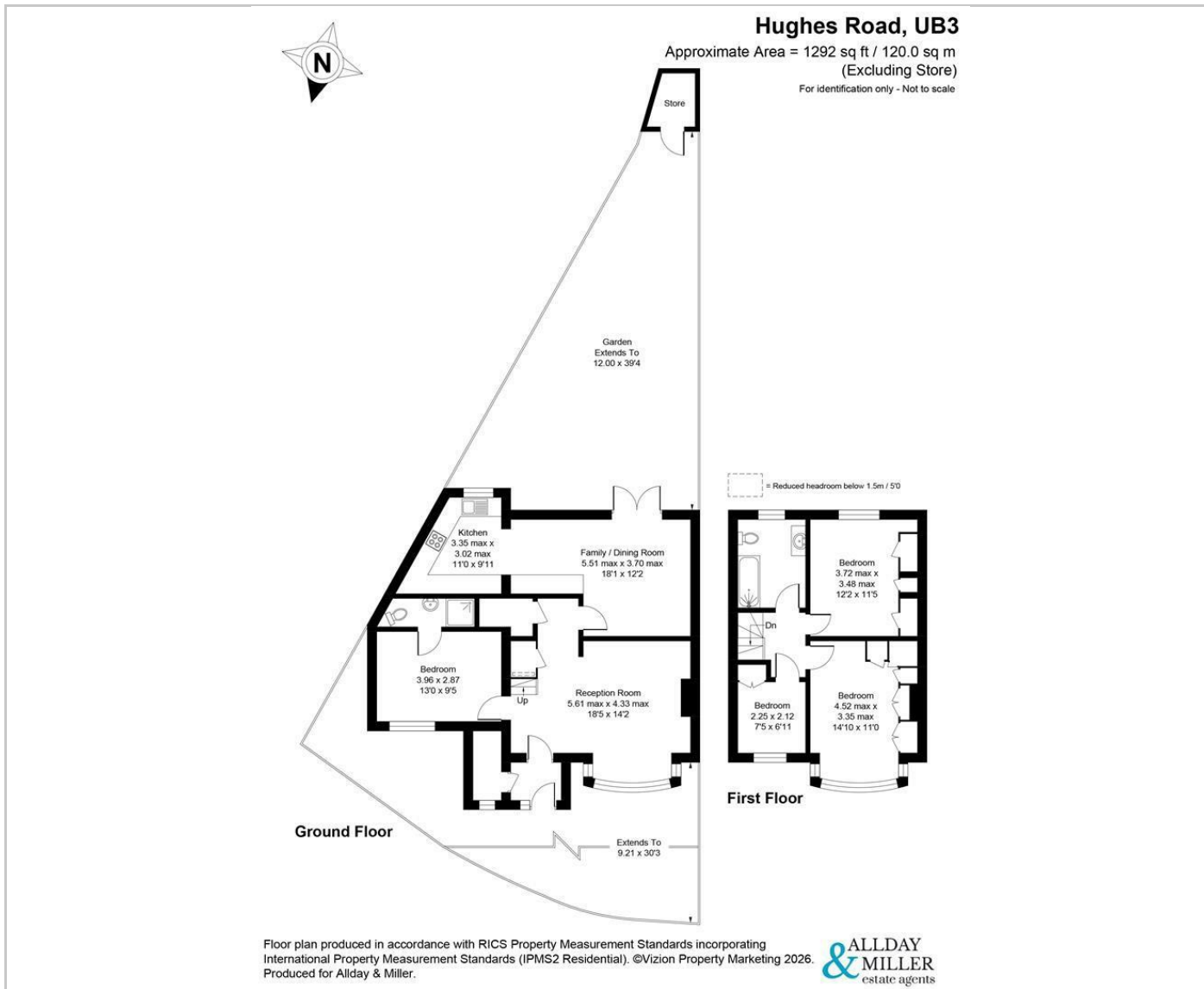
Externally, the property features a front driveway providing convenient off-road parking. To the rear, a private garden offers an excellent space for outdoor dining and entertaining.

Situation

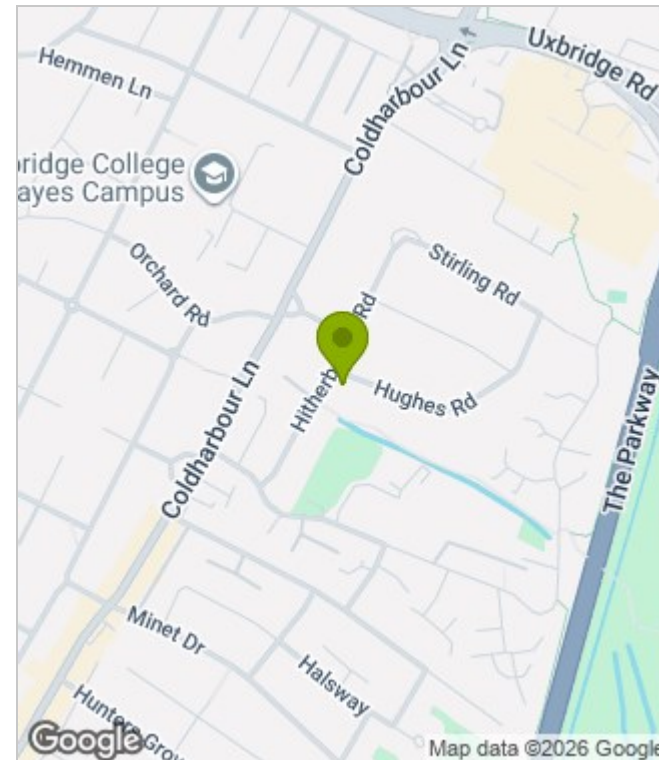
Hughes Road located in the heart of Hayes. The town centre just moments away with a variety of local cafes, coffee shops, Botwell leisure centre and supermarkets. Hayes and Harlington station is just a short drive away with the Elizabeth line giving easy links to central London and back towards Heathrow and Reading. Also benefits from being close to multiple bus links connecting you to all local areas such as Uxbridge, Northolt, Greenford, Heathrow, Ealing and Harrow The M25, M4 motorways are just a short drive away. A number of highly regarded schools in the local area including Botwell House Catholic Primary School and Harlington secondary school.



Floor Plans



Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC 			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2002/91/EC 			

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.