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& MILLER



Albion Road, Hayes, UB3 2SP  
£525,000

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**£525,000**

- Three Bedrooms
- Freehold
- Front + Rear Gardens
- Ground Floor W.C
- Good Schools Nearby
- Semi Detached
- Chain Free Sale
- Potential To Extend STPP
- Close To Hayes Town Centre
- Easy Reach To An Elizabeth Line Station

## Description

This semi-detached house brought to the market presents an excellent opportunity for families seeking a spacious home.

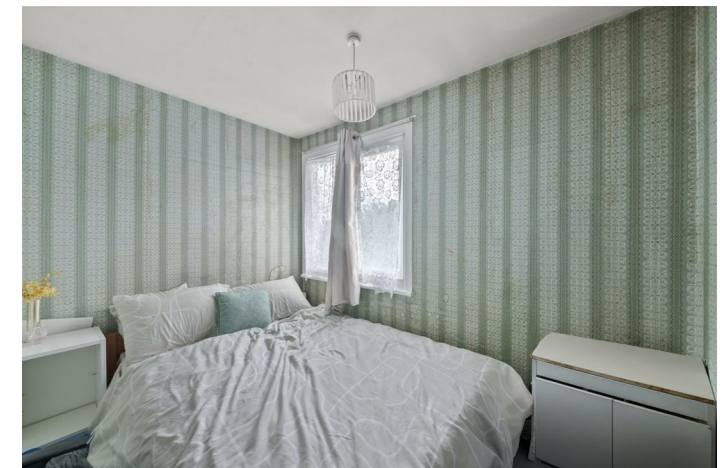
Boasting three well-proportioned bedrooms, a reception room, perfect for relaxing or entertaining guests. The fitted kitchen/dining room providing access to the rear, while the convenient downstairs WC adds to the practicality of the layout.

The first floor features three bedrooms, providing ample space for rest and relaxation. Additionally, there is a bathroom and a separate WC which completes this floor.

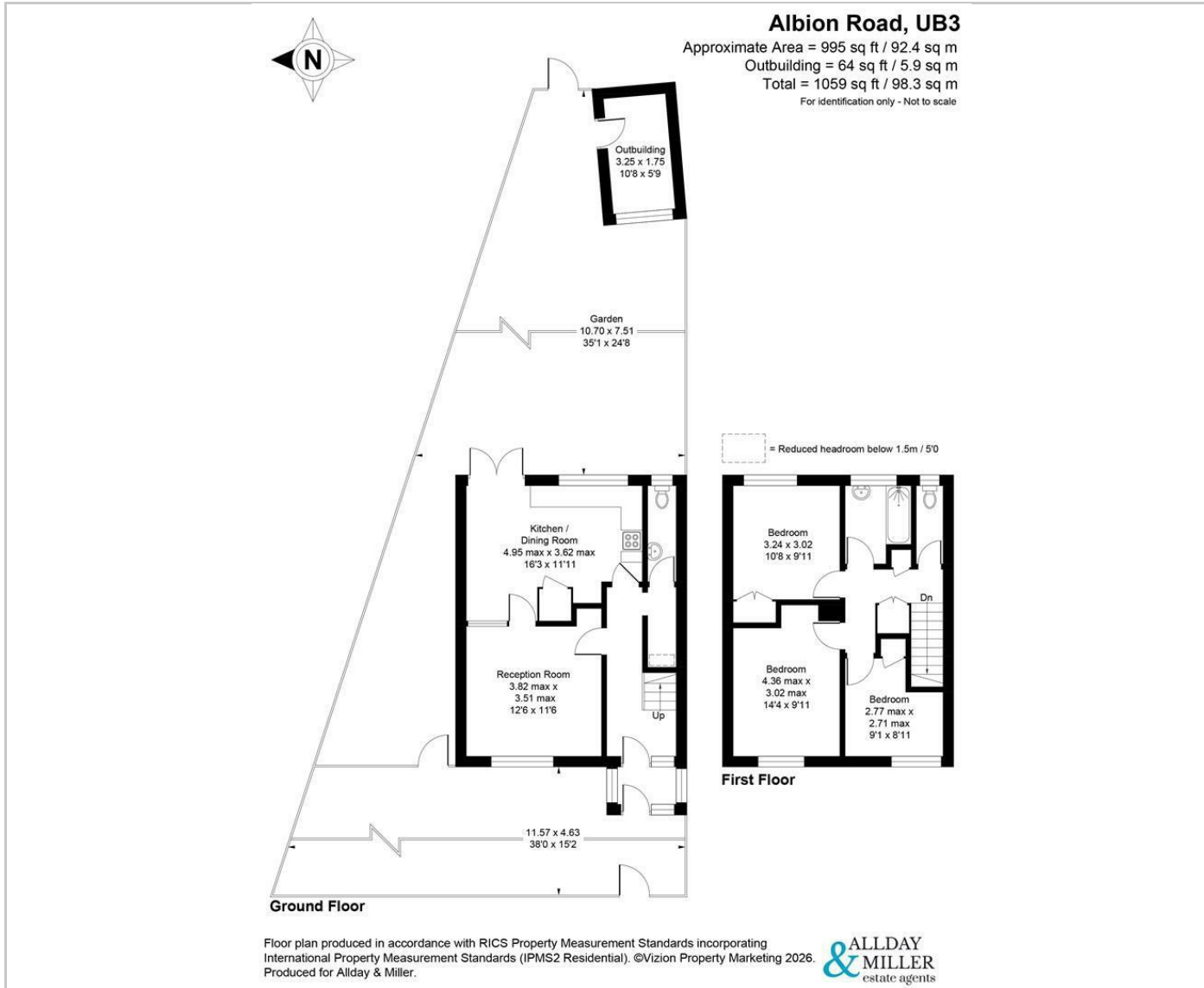
Outside, the property benefits from a private garden, predominantly laid to lawn, perfect for outdoor enjoyment. An outbuilding/storage further enhances the garden area.

## Situation

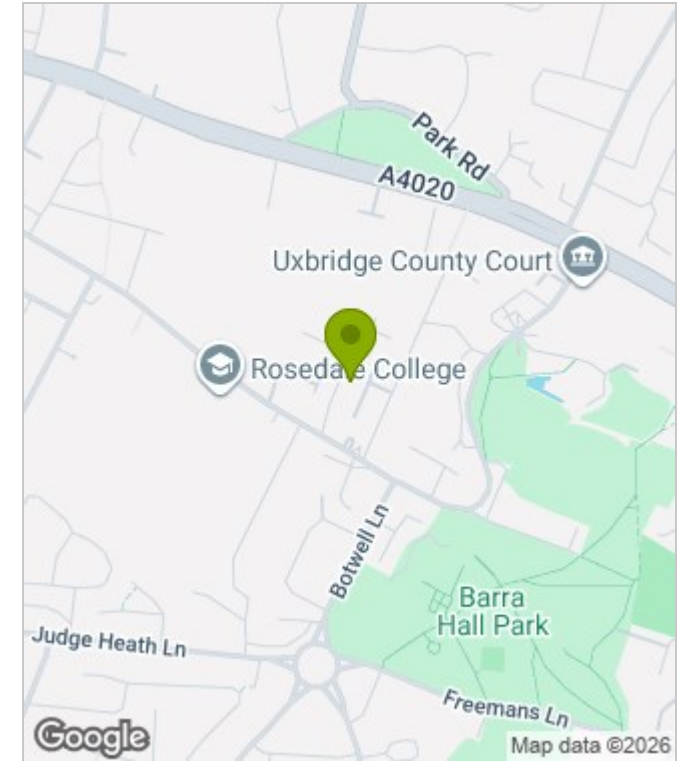
Albion Road is situated in a highly convenient part of Hayes, offering excellent access to local amenities and transport links. Families will benefit from a number of well-regarded schools nearby, including Rosedale College and several strong primary schools. Commuters will appreciate Hayes & Harlington station, which provides frequent services to London Paddington, while the M4 and M25 are also easily accessible for road travel. Shopping and leisure options are plentiful, with local high street stores, cafes, and restaurants all within easy reach, alongside parks and recreational spaces for outdoor activities.



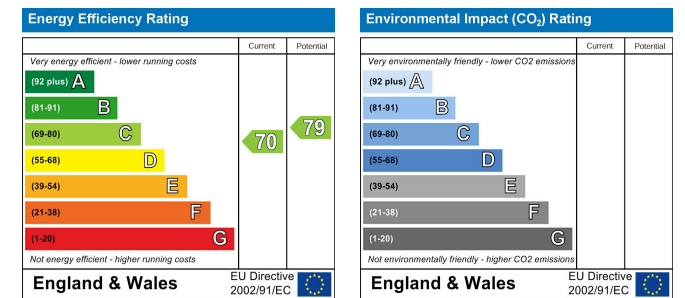
## Floor Plans



## Area Map



## Energy Performance Graph



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