

## Nield Road, Hayes, UB3 1SH

- Semi-Detached House
- 2 Downstairs Bedrooms with En Suites
- Through Reception Room
- Own Driveway
- Viewing Highly Advised

- Seven Bedrooms
- Three Family Bathrooms & a Separate WC
- Separate Utility Room
- Walking Distance from Amenities, Schools & Transport Links
- EPC Rating: D/Council Tax Band: E

**Asking Price £650,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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This impressive seven-bedroom semi-detached family home, perfectly positioned on the highly sought-after Nield Road in Hayes. Offering a wealth of living space, modern interiors, and a convenient location, this impressive property is ideal for growing or extended families seeking comfort, flexibility, and easy access to everything Hayes has to offer.



The ground floor boasts a spacious through reception room, perfect for both everyday family life and entertaining guests. The modern fitted kitchen is complemented by a separate utility room, adding practicality and organisation. Two downstairs bedrooms, each with their own en suite bathrooms as well as a separate WC, provide versatile living options — ideal for guests, older family members, or a private office setup. Upstairs features five further generously sized bedrooms, three contemporary family bathrooms, ensuring comfort and convenience for all.



Externally, the home benefits from its own private driveway, offering off-street parking, and a well-maintained rear garden — a peaceful space perfect for outdoor dining, play, or summer gatherings.

Located in a family-friendly residential area, the property is within walking distance of local shops, supermarkets, cafes, and restaurants along Uxbridge Road and Coldharbour Lane. A fantastic selection of well-regarded schools are nearby, including Dr Triplett's CE Primary School, Botwell House Catholic Primary, and Minet Junior School, making it an ideal location for families.



For commuters, Hayes & Harlington Station (Elizabeth Line/Crossrail) is just a short distance away, providing swift connections into London Paddington, Bond Street, Canary Wharf, and Heathrow Airport. The area is also well-served by local bus routes and offers easy access to the A312, M4, and M25, ensuring excellent transport links across West London and beyond.

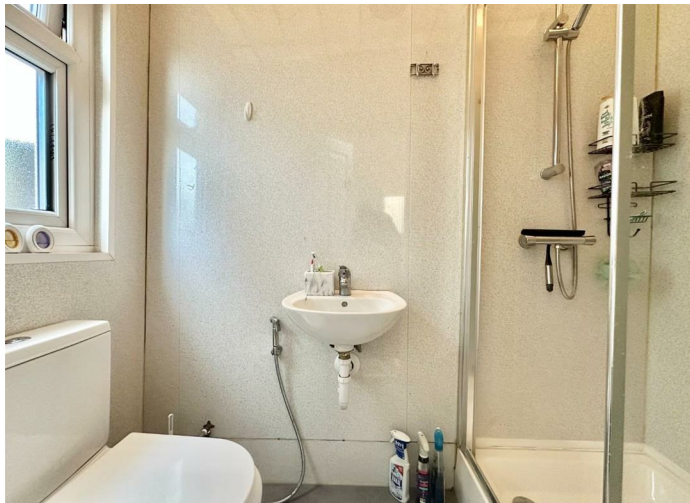
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, floors 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 appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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### 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.

## 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.

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

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