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& MILLER



Rutland Road, Hayes, UB3 4AG  
£610,000

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**£610,000**

- Three Bedrooms
- Freehold
- Driveway
- Potential To Extend Further STPP
- Close To M4 + M25 Motorways
- Semi-Detached
- Large Double Garage To The Rear
- Extended
- Good Schools Nearby
- Easy Reach To An Elizabeth Line Station

## Description

This well presented semi-detached house brought to the market comprises of an inviting reception room with a fire place, a dining area, sleek fitted kitchen with a breakfast bar and a conservatory with access to the rear.

The first floor features three bedrooms, each providing a peaceful retreat for rest and relaxation. The family bathroom is conveniently located on this level.

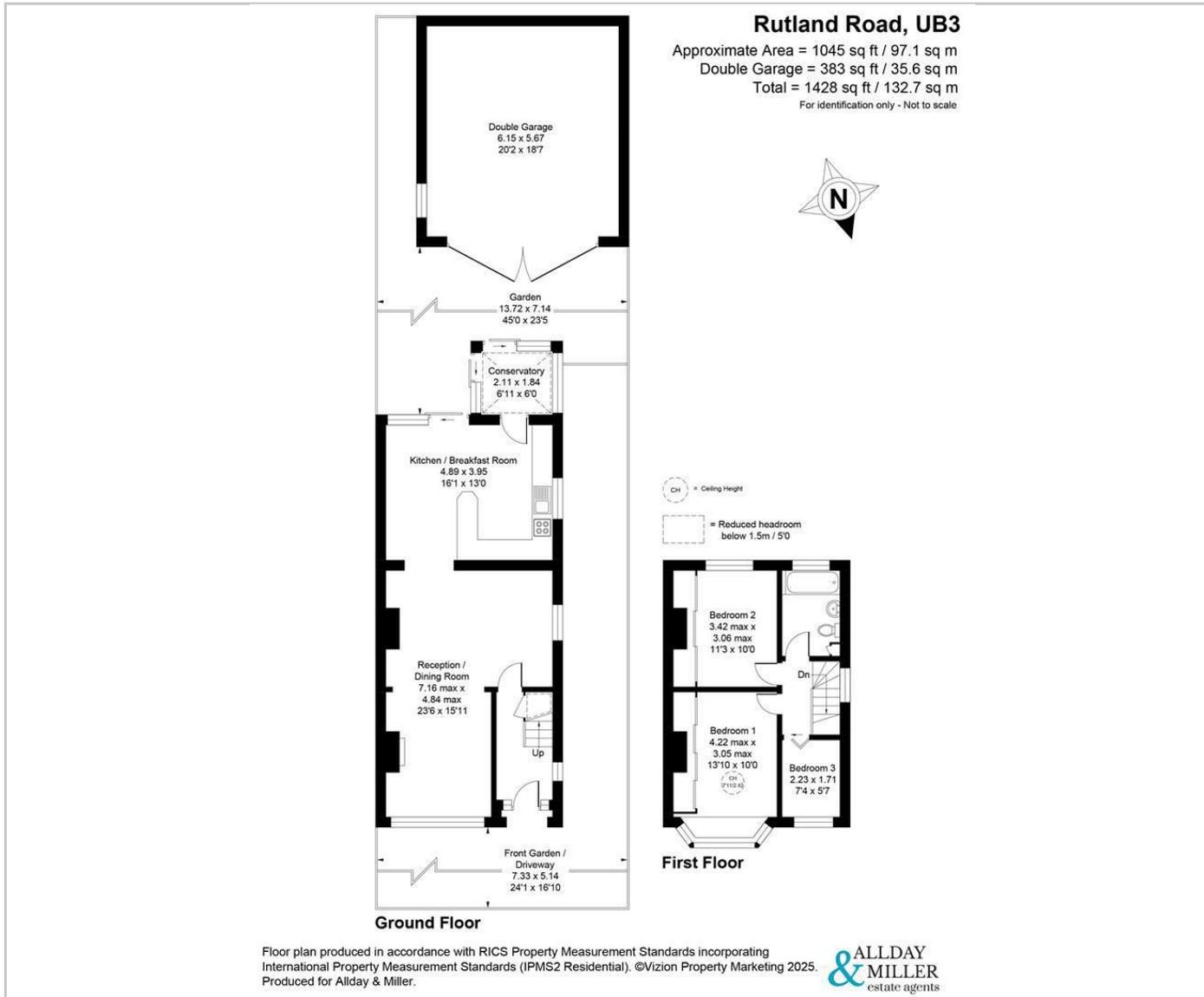
Outside, the property boasts a front drive that offers convenient parking plus a side driveway allowing vehicle access to the rear double garage, a valuable feature in this area. The rear garden is a delightful private space, mainly laid to lawn, making it ideal for outdoor dining, gardening or entertainment.

## Situation

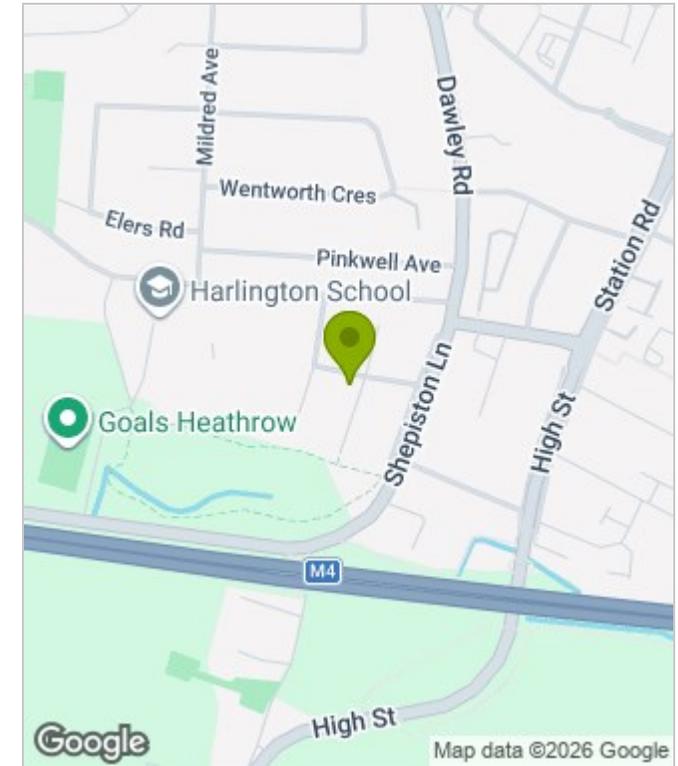
Rutland Road is situated just a short drive from Hayes town centre with its variety of shops, cafes, take aways and restaurants. Hayes & Harlington station on the Elizabeth Line Station provide a fast journey into Central London. The M4 + M25 motorways, Heathrow Airport, and Stockley Park also within a close proximity. There is the added benefit of a number of highly regarded schools in the local area including Harlington Community School and Pinkwell Primary school.



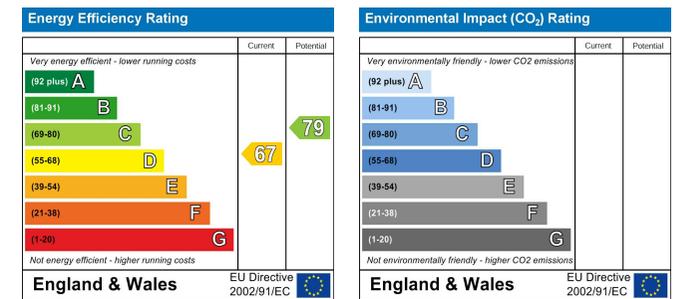
## Floor Plans



## Area Map



## Energy Performance Graph



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