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Stirling Road, Hayes

Asking Price £790,000



A well-presented and substantially extended four-bedroom family home situated on the ever-popular Stirling Road in Hayes. Offering generous and versatile living accommodation throughout, this attractive property is ideal for growing families seeking space, convenience and excellent local amenities.

The accommodation comprises four well-proportioned bedrooms, three modern bathrooms and spacious living areas designed for contemporary family living. The property has been vastly extended and is presented in modern condition throughout, allowing prospective purchasers to move straight in with minimal work required.

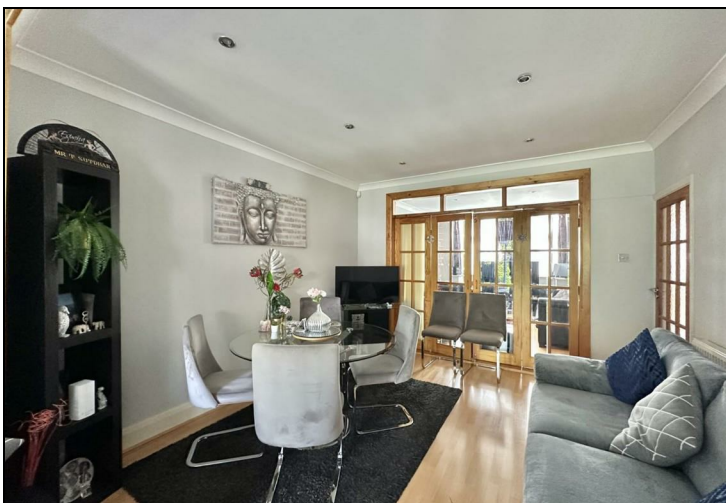
Externally, the home benefits from a generous rear garden, perfect for entertaining, family gatherings and outdoor enjoyment. Two useful outbuildings provide excellent additional storage, workshop space or potential home office facilities. Further benefits include off-street parking and a highly sought-after residential setting.

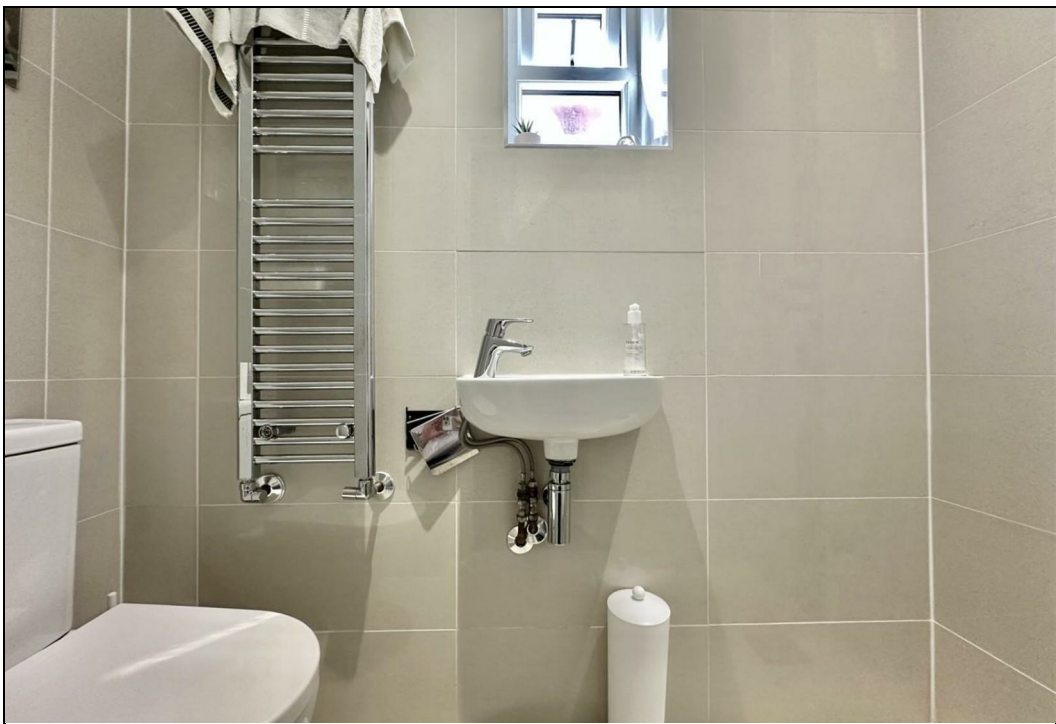
Ideally located close to a range of local amenities, reputable schools and excellent transport connections, this impressive home offers the perfect balance of comfort, practicality and convenience.

Early viewings are highly recommended to fully appreciate the size, condition and potential this fantastic family home has to offer.

KEY FEATURES

- Four Bedrooms
- Three Bathrooms
- Two Outbuildings
- Vastly Extended
- Modern Condition Throughout
- Off Street Parking
- Generous Rear Garden
- Popular Sought After Location
- EPC Rating TBC / Council Tax Band E
- Viewings Highly Recommended



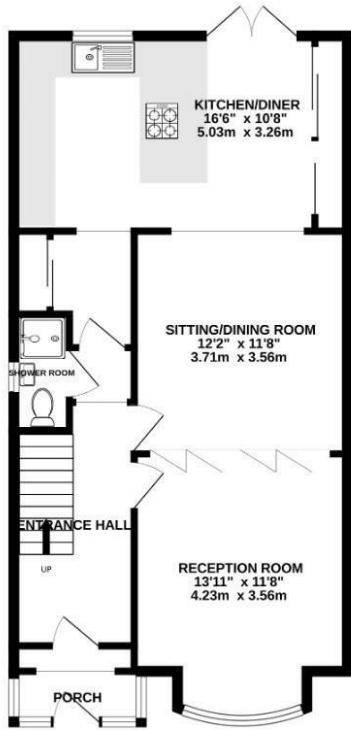




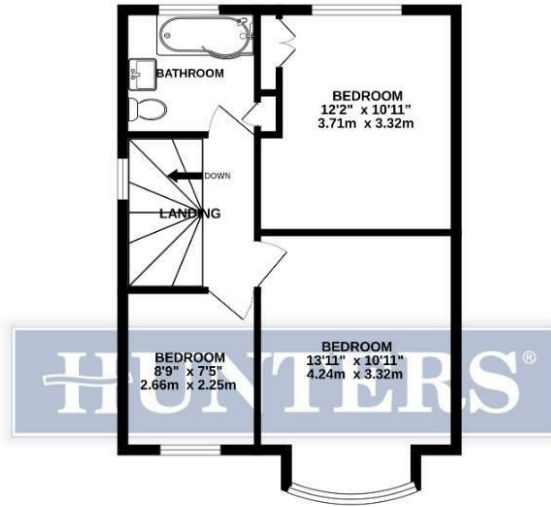




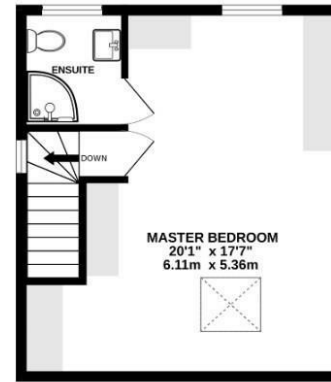
GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.

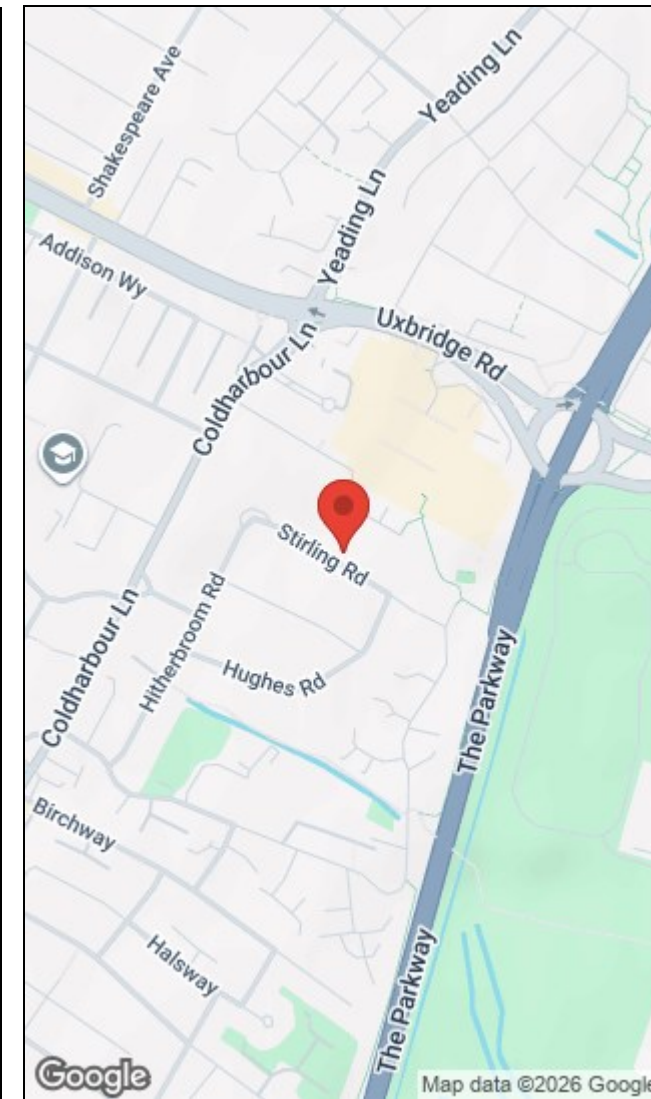


2ND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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| 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 CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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