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& MILLER



Uxbridge Road, Hayes, UB4 8HX  
£515,000

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- Three Bedrooms
- Private Garden
- Freehold
- Great Transport Links
- Walking Distance To Shops / Amenities
- Two Bathrooms
- Outbuilding To The Rear
- Chain Free Sale
- Close To An Elizabeth Line Station
- Character Property

## Description

This well-proportioned home is in need of some modernisation, offering an excellent opportunity for buyers to create a personalised living space.

The ground floor comprises a reception room, a separate dining room, a fitted kitchen, and a bathroom.

To the first floor, the property benefits from three bedrooms and an additional bathroom.

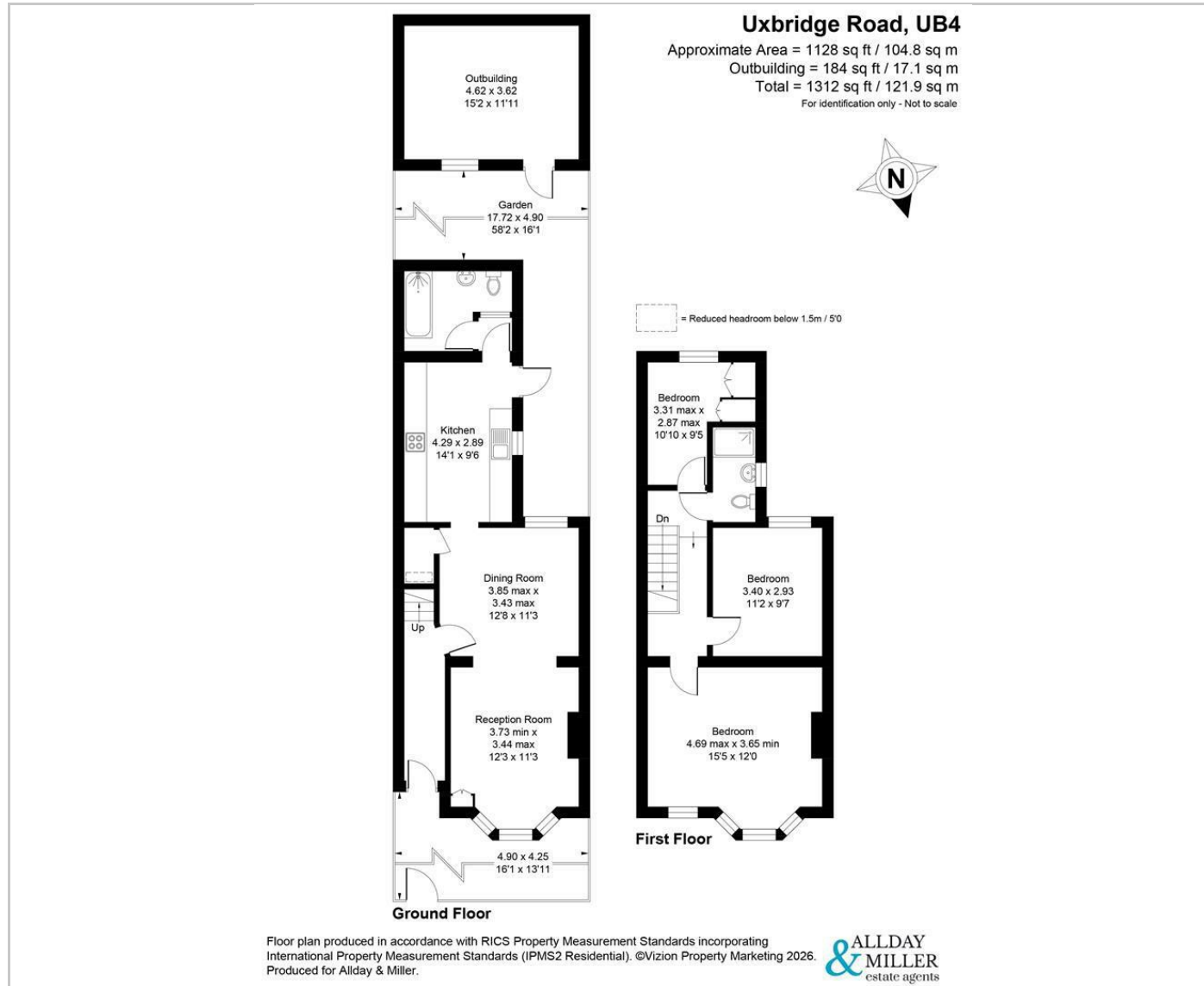
Externally, the home features a private rear garden, ideal for outdoor dining. An outbuilding to the rear, perfect for storage.

## Situation

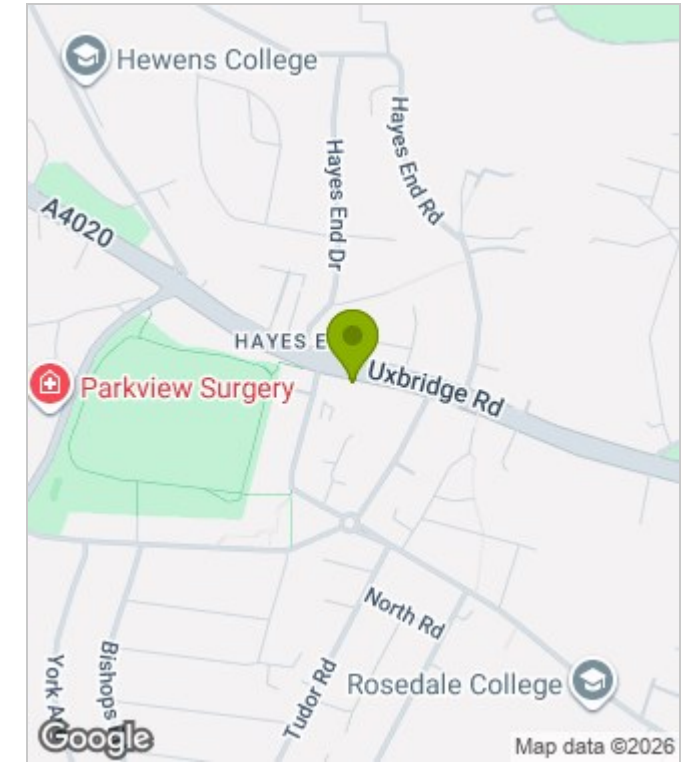
Located on Uxbridge Road, which offers a variety of local amenities including shops, takeaways, cafés and convenience stores. The area is well served by several bus routes providing easy access to Heathrow and surrounding areas. Uxbridge, Hayes and Southall are all within a short drive, with convenient access to the A40 and A312 dual carriageways. Hayes & Harlington Station is also within easy reach, offering Elizabeth Line services with fast and convenient connections into Central London. The property is also conveniently located for a number of well-regarded schools including Grange Park Junior School and the secondary school Cranford Community College, making it an ideal location for families.



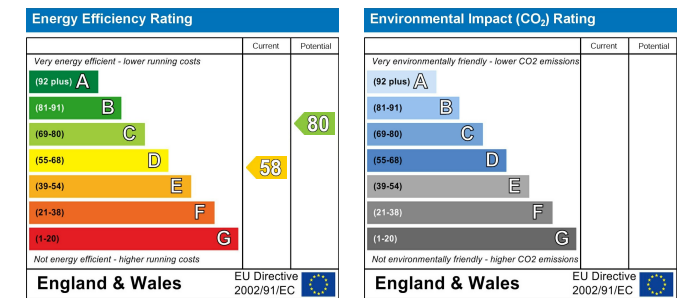
## Floor Plans



## Area Map



## Energy Performance Graph



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