



Tudor Road, Hayes, UB3 2QB



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We are delighted to present to the market this spacious three bedroom family home which is set on this LARGE CORNER PLOT with plenty of potential to extend. Well presented, the property briefly features an inviting entrance hall, a bright and well proportioned living/dining room, a fitted kitchen, and a modern family bathroom. Externally, the property benefits from off street parking for several vehicles, a delightful rear garden, and a detached garage accessed via its own private driveway. Occupying a substantial corner plot, the home offers significant scope for a double storey side extension (subject to the usual planning constraints).

Situated on a popular residential road, the property is ideally positioned close to the Uxbridge Road, providing a wide range of shopping facilities and convenient bus routes with direct links to Hayes Town Centre & Underground Station (Elizabeth Line), Uxbridge Town Centre (Piccadilly & Metropolitan Lines), and major road connections including the A40, M25 and M4.



ENTRANCE HALL

Frost aspect double glazed leaded light frosted glass window, laminate flooring, dado rail, understairs storage cupboard, radiator

THROUGH LOUNGE/ DINER

Front aspect double glazed leaded light window, rear aspect double glazed leaded light sliding door, laminate flooring, feature fireplace, radiator, coved ceiling

KITCHEN

Rear aspect double glazed leaded light door, rear aspect double glazed leaded light window, part tiled walls, tiled flooring, radiator, range of base and eye level units, sink with drying rack, downlighting, four ring induction hob with extractor hood, a range of integrated appliances.

LANDING

Side aspect double glazed window, dado rail, access to loft hatch,

BATHROOM

Rear aspect double glazed leaded light frosted glass window, panel enclosed bath with shower attachment, part tiled walls, tiled flooring, radiator, low level wc, vanity unit incorporating wash hand basin

BEDROOM ONE

Front aspect double glazed leaded light window, radiator, built in wardrobes

BEDROOM TWO

Rear aspect double glazed leaded light window, built in wardrobes, laminate flooring, radiator

BEDROOM THREE

Front aspect double glazed leaded light window, radiator

GARDEN

Panel enclosed fence, patio area, mainly laid to lawn, rear garage

COUNCIL TAX

London Borough of Hillingdon -
Band D - £2,045.46

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Hayes & Harlington (1.4miles) -
Elizabeth Line / Great Western
Railway



73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

T: 01895 699077

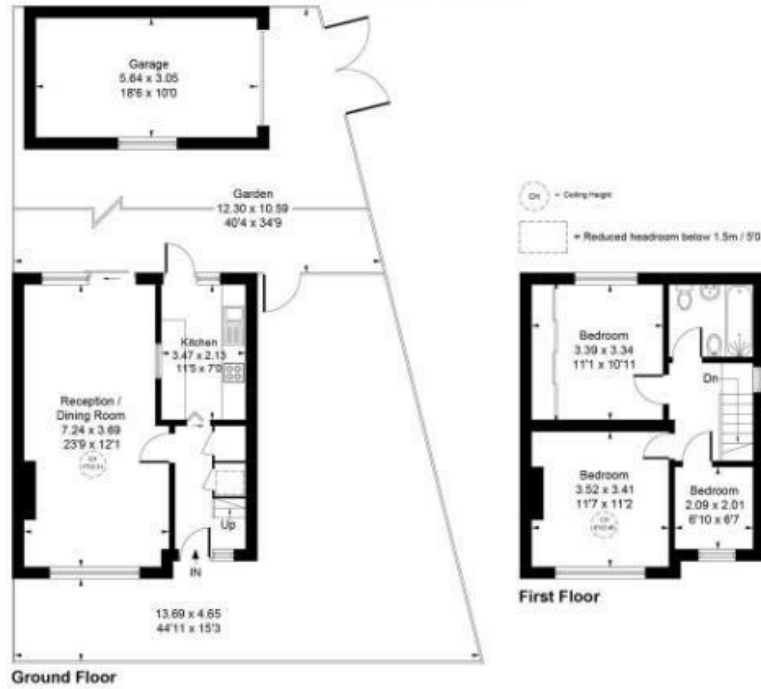
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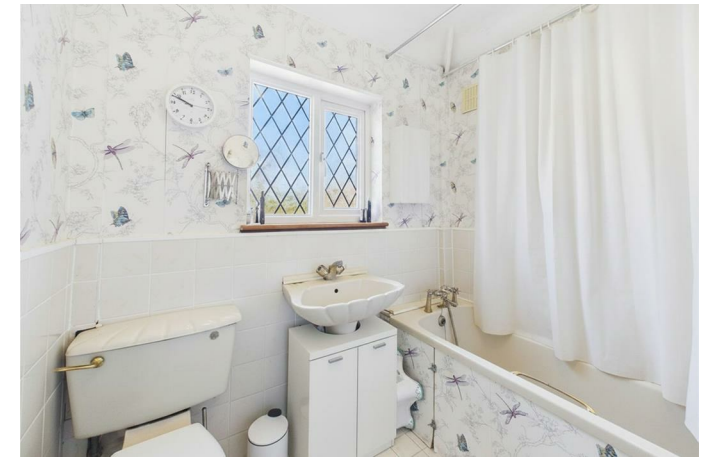
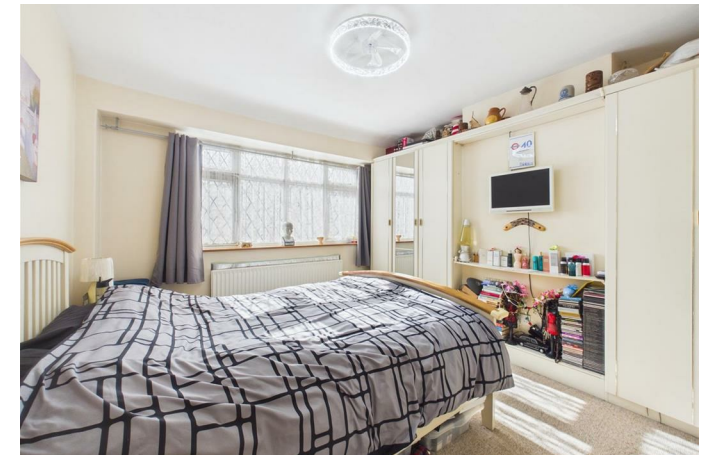
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Approximate Gross Internal Area = 80.0 sq m / 861 sq ft
 Garage = 17.47 sq m / 188 sq ft
 Total = 97.47 sq m / 1049 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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 



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