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Carlyon Road, Hayes, UB4 0NS  
£500,000

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**£500,000**

- Four Bedroom
- Good Condition Throughout
- Close to Amenities
- Driveway
- Brick Built Out House
- Two Bathrooms
- Fantastic Links To Road and Rail
- Extended Mid-Terrace
- Highly Regarded Schools Nearby
- Walking Distance to Uxbridge Road

## Description

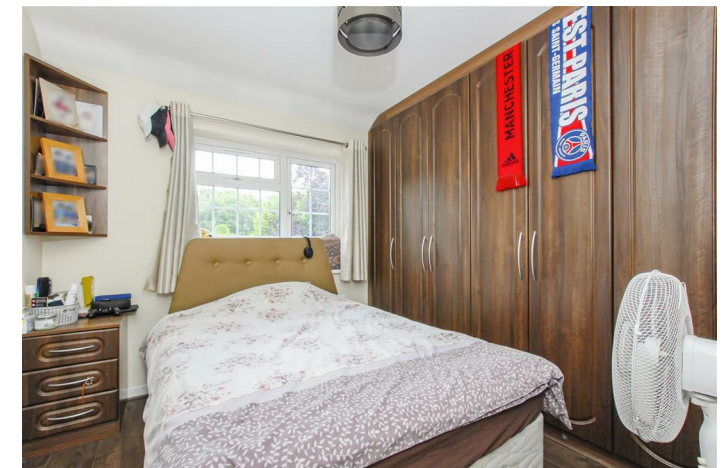
The accommodation on offer briefly comprises; a welcoming entrance hall, open plan "L" shaped through lounge flowing effortlessly into a stylish fully fitted kitchen area that leads through into a conservatory which over looks and provides access to the rear garden, completing the ground floor there is a W/C. The ground floor measures to a total of 645.72 Sq. Ft. To the first floor there are three well proportioned bedrooms and a large modern family bathroom and stairs to the top floor with master suite measuring 120.12 Sq. Ft. With ample storage space in the eaves.

### Outside:

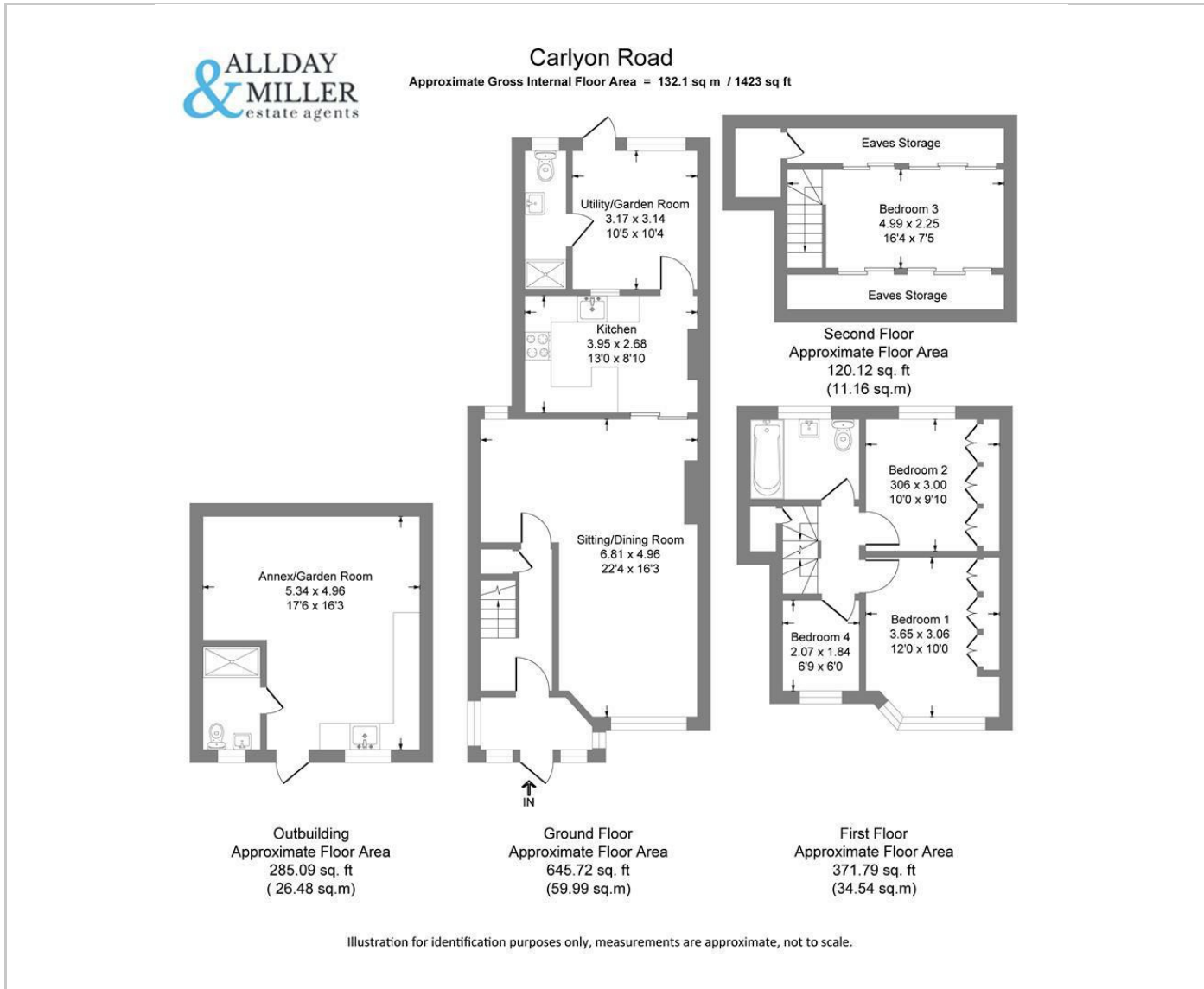
To the rear of the property there is a private garden with a patio area perfect for outside dining and entertaining. Leading to a brick outbuilding with a kitchen and boiler along with a bathroom. The front of the property provides off street parking for two cars.

## Situation

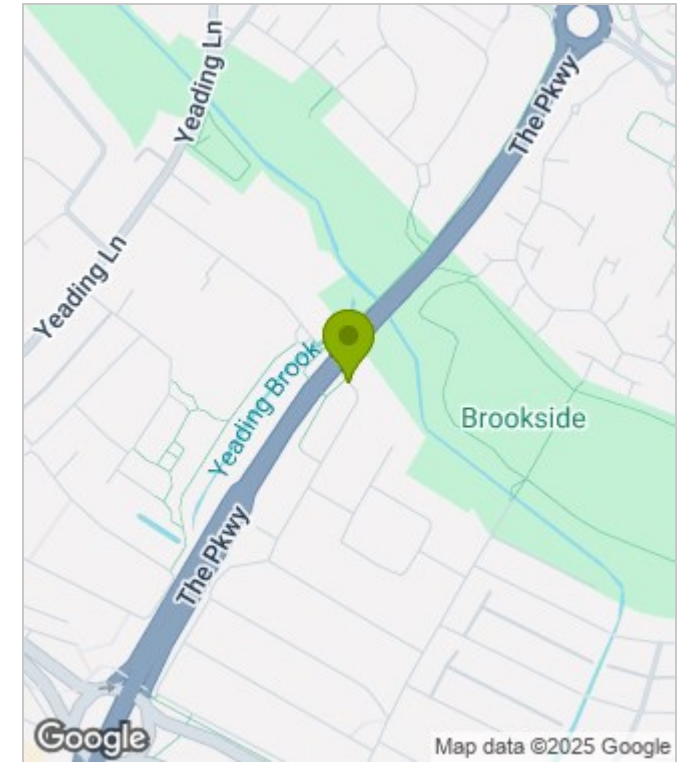
Carlyon Road is a sought after residential road in Hayes offering easy access to a number of local amenities including the Uxbridge Road with its variety of shops and bus/road links, Hayes & Harlington Station being located within just over a mile. Good road links with the M4/M25 and the A40 all within a short drive. There are a number of highly regarded schools are within the catchment area.



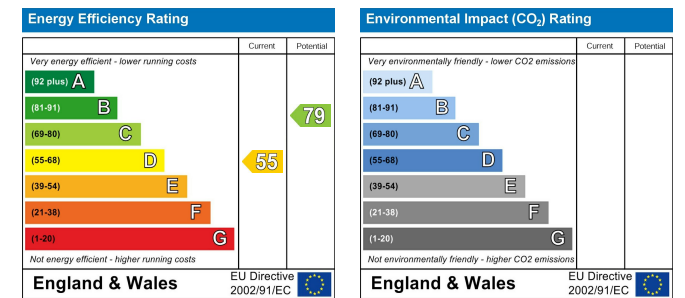
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.