

**ALLDAY
& MILLER**



Precinct Road, Hayes, UB3 3AG
£695,000

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- Four/Five Bedroom House
- Corner Plot
- Immaculate Condition
- High Spec Throughout
- Walking Distance To Hayes Town Centre
- Scott & Speedy Build
- Gated Driveway
- Two Bathrooms
- Easy Reach To Elizabeth Line Station
- Good Schools Locally

Description

Presented to the market this immaculate Scott & Speedy built home which has been expertly extended providing ample of space and stylish modern interiors throughout.

This stylish and extended property brought to the market comprises of an inviting entrance, bright and spacious reception room which flows into the dining room with patio doors providing access to the rear garden, sleek fitted kitchen. The side extension provides versatility for either a ground floor bedroom/office space or second reception room.

The first floor enjoys three bedrooms and a family bathroom.

Rising to the second floor an expertly extended loft conversion which has a master bedroom and bathroom also storage space in the eaves.

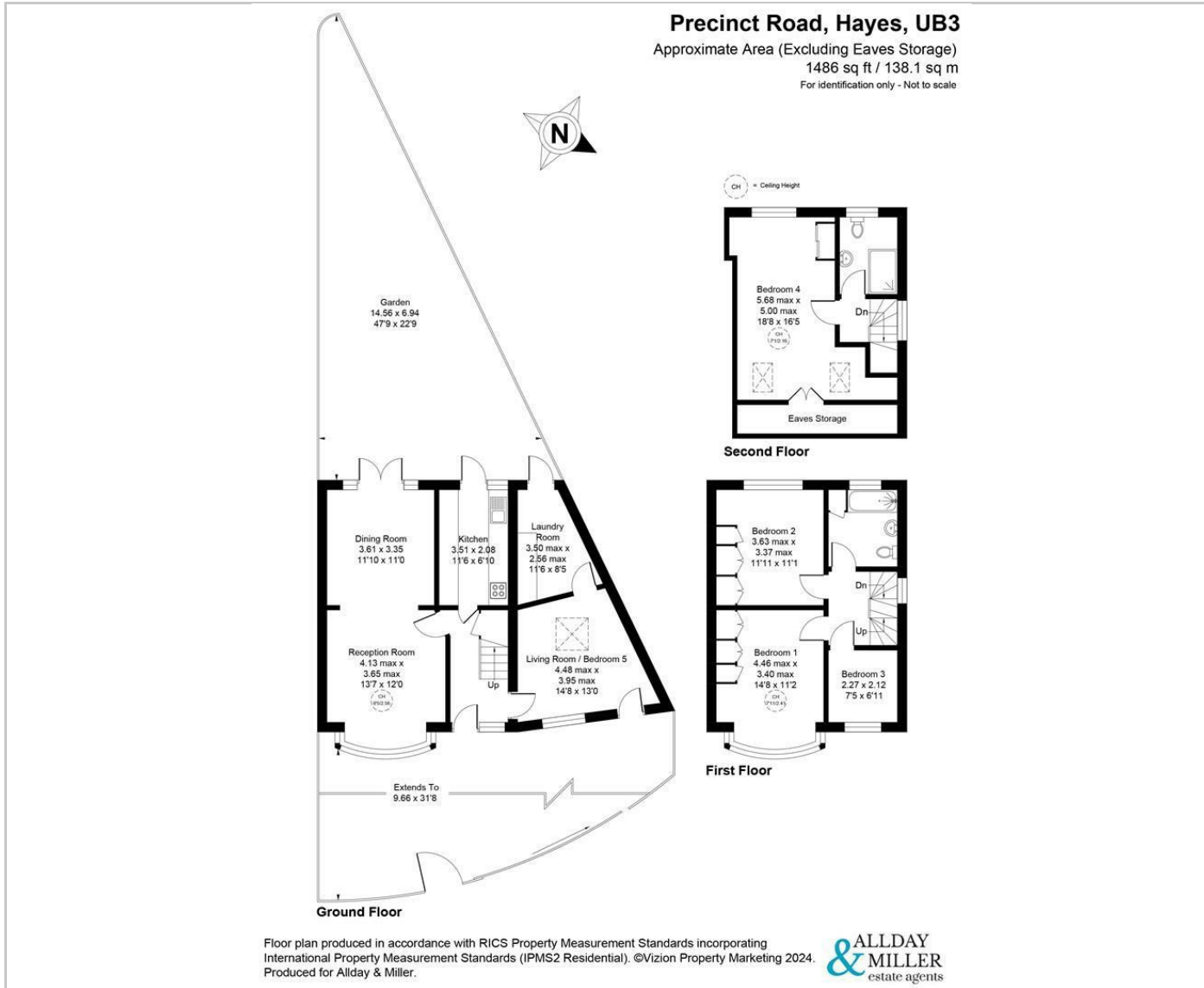
A large frontage and gated front garden/driveway providing off street parking for multiple vehicles. To the rear boasts a private garden with lawn and patio area.

Situation

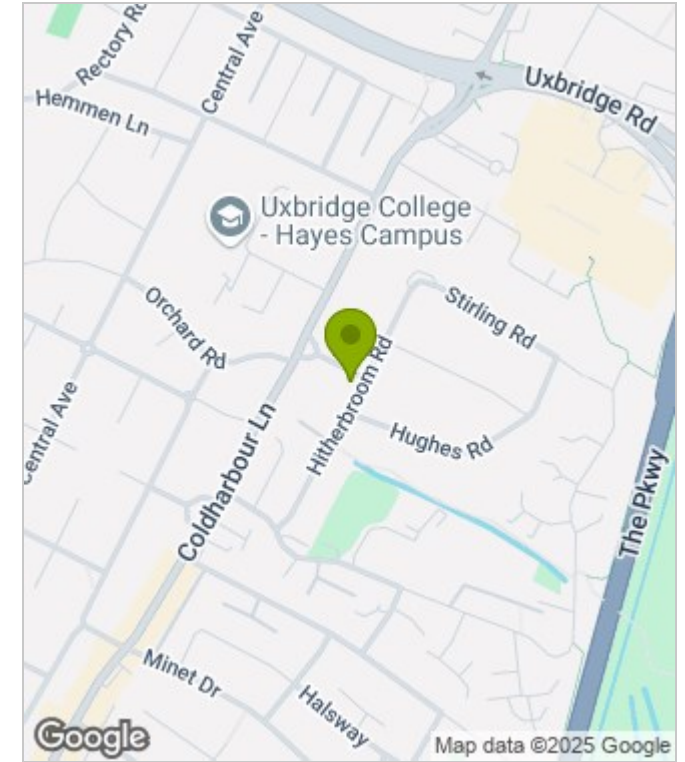
Precinct Road a popular residential location situated off Coldharbour Lane, just moments away from Hayes Town with its variety of local shops, cafes and coffee shops. Also Hayes & Harlington station with the Elizabeth Line making the journey into Central London very efficient. A number of bus routes to local amenities including Stockley Business park, Brunel University and Uxbridge town centre. Highly regarded schools all within the local area including Barnhill Community High School & Botwell House Catholic Primary School.



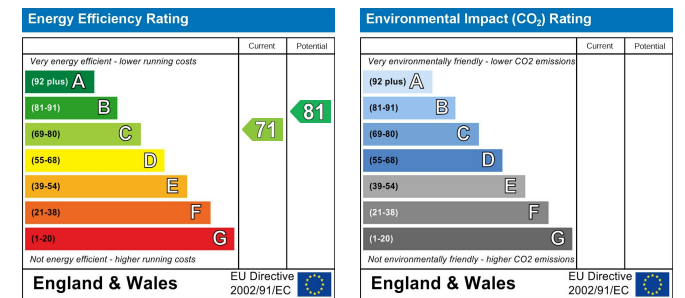
Floor Plans



Area Map



Energy Performance Graph



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