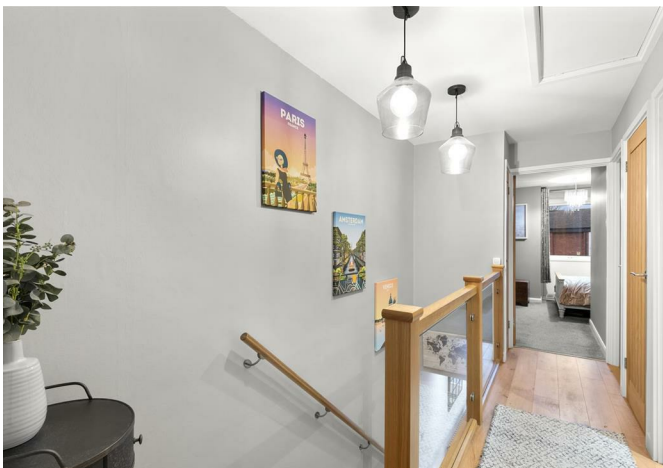


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Dawson Close, Hayes, UB3 2RQ  
£450,000

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## Dawson Close, Hayes, UB3 2RQ

**£450,000**

- Newly Refurbished
- Freehold
- Rear Garden
- Utility Room
- Close To Uxbridge Road
- Ideal Family Home
- Modern Kitchen
- Air Conditioning
- Modern Bathroom
- Cul-De-Sac Location

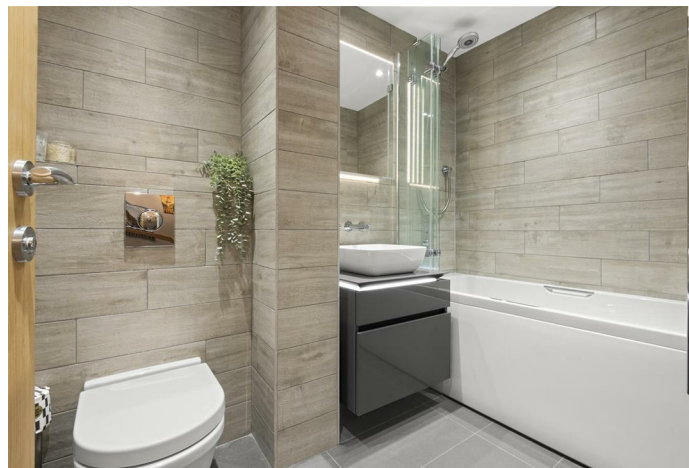
## Description

Step into a bright and airy open-concept dining and kitchen area which has been tastefully renovated, where natural light dances across the room. Ideal for entertaining or relaxing, the seamless flow from the kitchen to the dining area creates an inviting space for making memories. The stylish kitchen is equipped with modern AEG appliances throughout, ample counter space, and sleek cabinetry along with the added benefit of a wine cooler. It's a chef's haven, ready for your culinary adventures and family gatherings. Further to the ground floor there is a utility room which allows sufficient cupboard space in your kitchen, without the need to house a washing machine and tumble dryer in this space. Completing the ground there is a fantastic living area with direct access to a private garden space. In the garden there is an outdoor storage unit and there is also access from the back of the house.

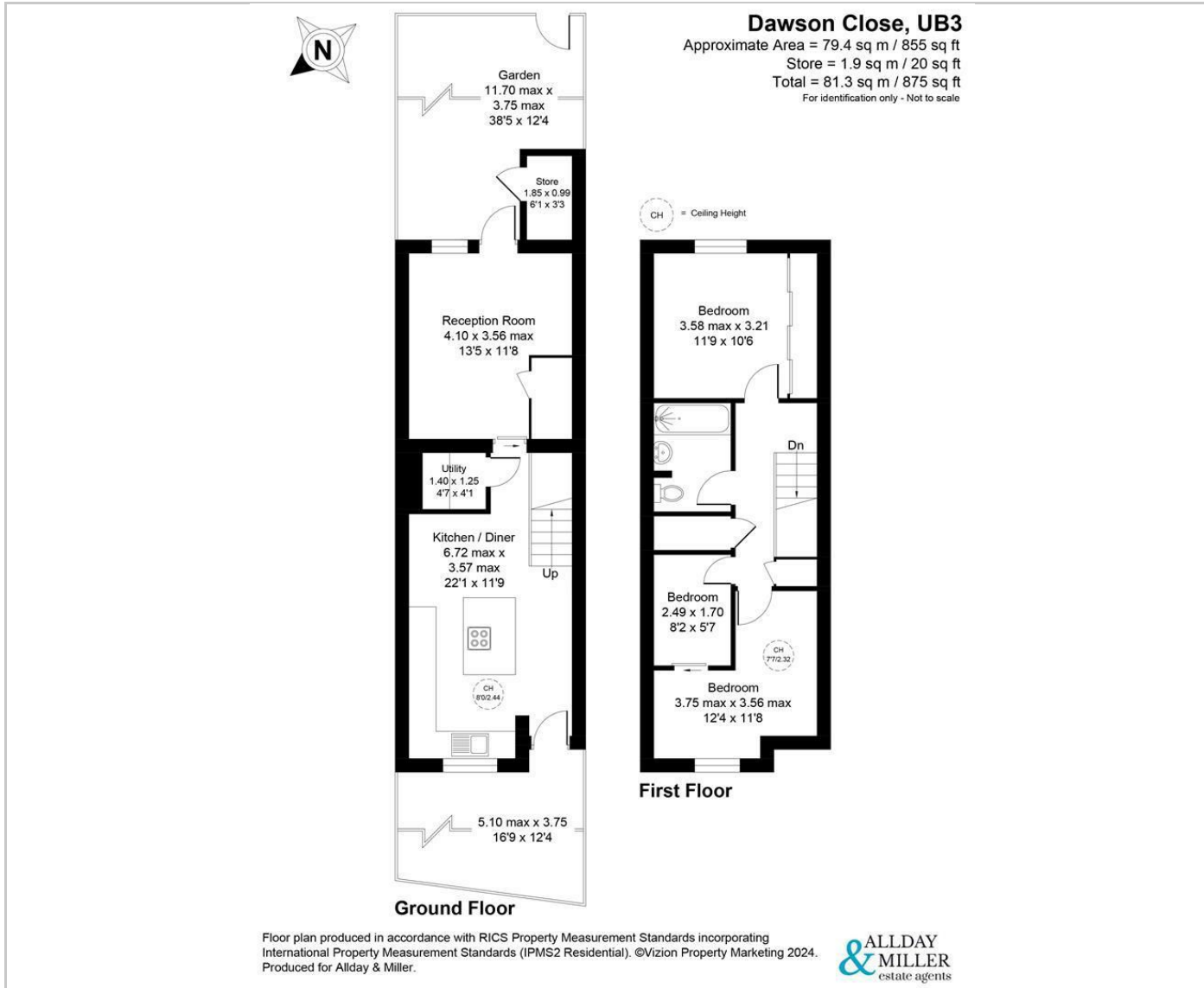
Stepping into the first floor as you make your way up a beautiful glass banister staircase. There is a spacious master bedroom which is a retreat within itself, with air-conditioning and a bespoke closet space. Unwind in style and comfort, creating your own personal haven. The additional bedrooms are designed with flexibility in mind – ideal for guests, a growing family, or the perfect home office. Bright and welcoming, these spaces adapt effortlessly to your changing needs. Embrace modern living with a state of the art bathroom, which has been elegantly renovated with under floor heating, a high powered shower, heated towel radiator, . This property boasts energy-efficient fixtures, and smart home features that add convenience and efficiency to your daily routine.

## Situation

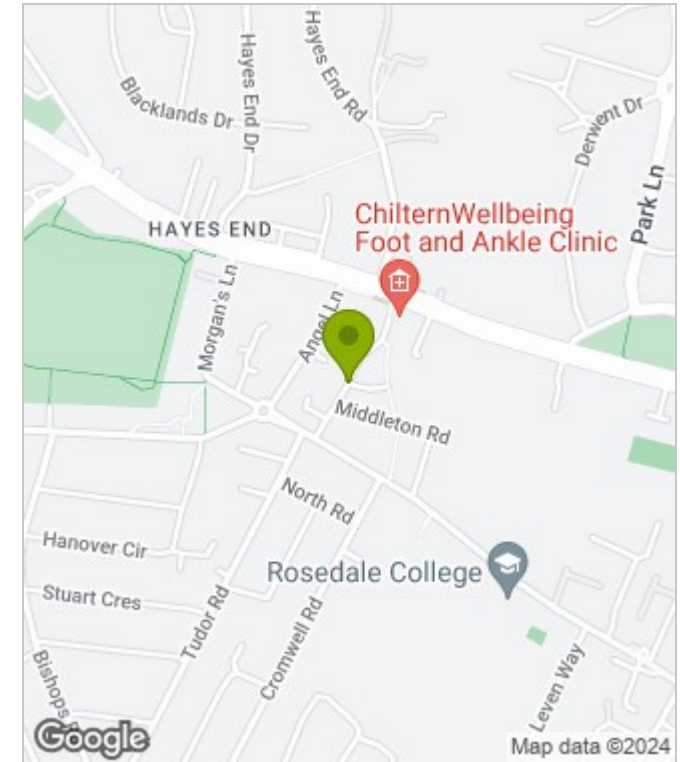
Dawson Close is conveniently situated near schools, parks, shopping, and dining, this property offers a central location without compromising tranquillity. Commuters will appreciate easy access to transportation hubs and is within easy reach of the Uxbridge Road where you will find a number of bus routes to both Hayes and Uxbridge Town Centres with their variety of shops, restaurants and Metropolitan/Piccadilly and British Rail train stations. Heathrow airport, Stockley Park, Brunel University and the M4 with its links to London and the Home Counties are a short drive away.



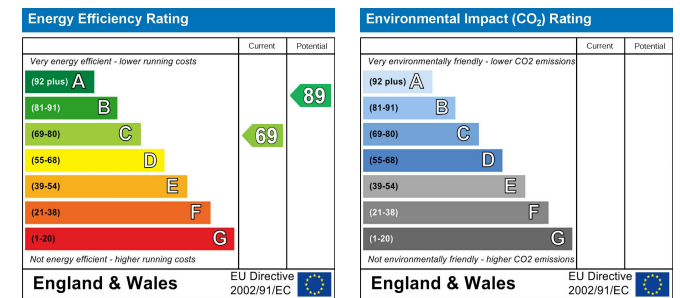
## Floor Plans



## 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.