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& MILLER



Pole Hill Road, Hayes, UB4 8NX  
£435,000

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**£435,000**

- Spacious Family Home
- Stunning Rear Garden
- Quiet Cul De Sac
- Two Reception Rooms
- Two Double Bedrooms
- Potential To Convert into Three Bedrooms
- Off Street Parking
- Immaculate Condition

## Description

This neatly appointed home provides and abundance of space that can be changed or extended subject to planning consents. The current floorplan provides entrance hallway, living room, dining room, fitted kitchen two double bedrooms (both 16ft) and a family bathroom.

The private rear garden is beautifully landscaped with patio and lawn area that overlooks fields behind. there is also a brick-built storage shed. The front of the property has a driveway providing off street parking and garden area

## Situation

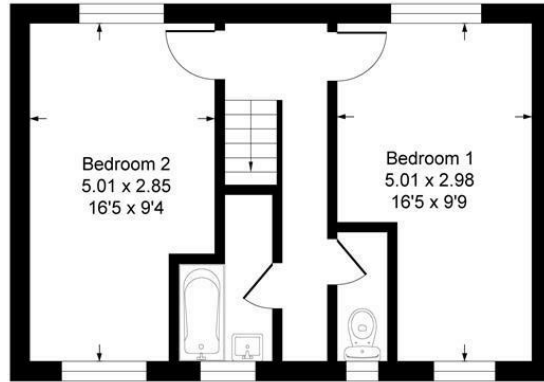
Pole Hill Road is a popular residential location situated off the Uxbridge Road, with its local shops and excellent bus routes. Uxbridge and Hayes town centres are close by with the wide range of shopping leisure centres and train stations. Heathrow airport is within close proximity. For the motorist the M4/M25 and M40/A40 motorway are a short drive away with their links to London and The Home Counties. Hayes and Harlington Station and the Queen Elizebeth Line is in Easy Reach



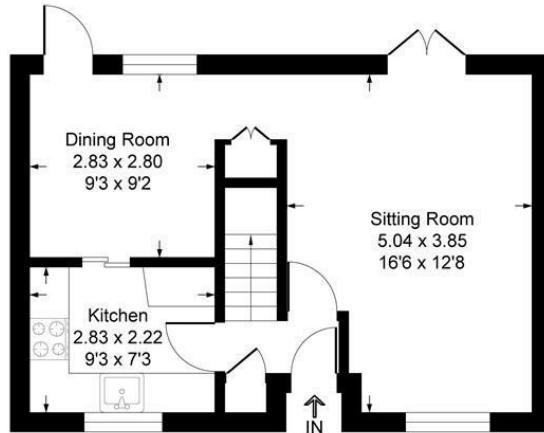
## Floor Plans

### Photos Pole Hill Road

Approximate Gross Internal Floor Area = 78.5 sq m / 845 sq ft



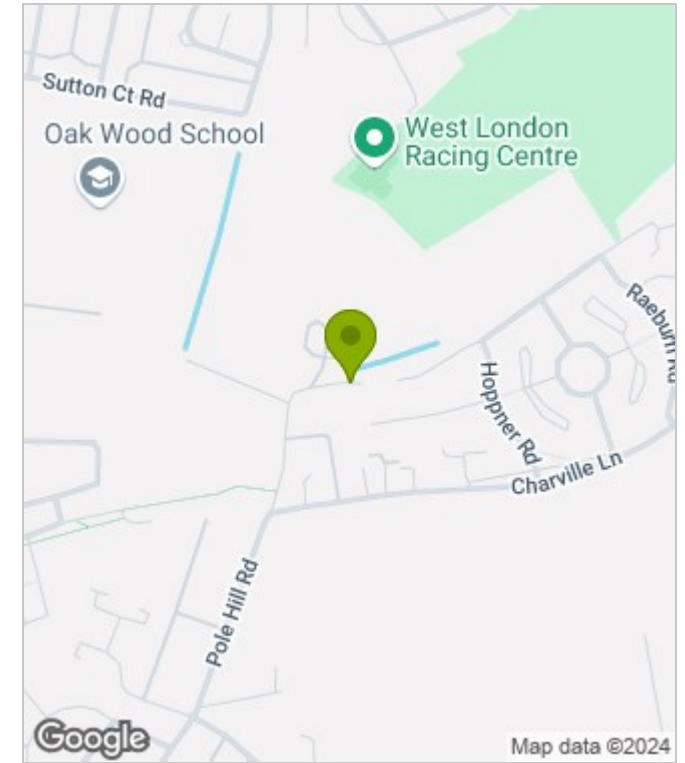
First Floor



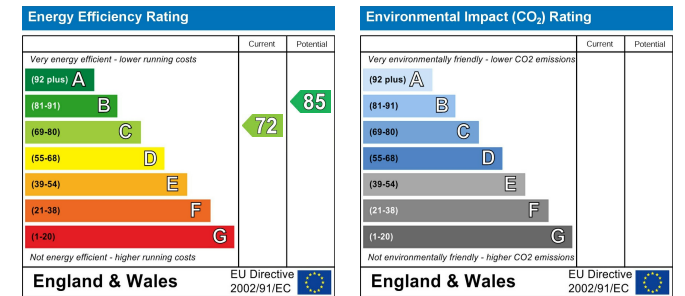
Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## Area Map



## Energy Performance Graph



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