





ALLDAY  
& MILLER



Rutland Road, Hayes, UB3 4AG  
£495,000

 3  2  1  D



Rutland Road, Hayes, UB3 4AG

**£495,000**

- Two / Three Bedrooms
- Extended To The Rear
- Driveway
- Potential To Extend STPP
- Good Schools Nearby
- Two Bathrooms
- Car Port / Garage
- Large Rear Garden
- Freehold
- Walking Distance To A Elizabeth Line Station

## Description

This immaculate and modern family home offers a perfect blend of comfort and style. Upon entering, you are greeted by a welcoming porch that sets the tone for the rest of the property. The bright and airy reception room/ through lounge provides an inviting space for dining, a downstairs shower and W.C, a modern fitted kitchen and a third bedroom completes the ground floor.

As you ascend to the first floor, you will find two generous bedrooms that provide ample space for rest and personalization. The family bathroom is well appointed completing this floor. The property has recently had a newly fitted boiler installed.

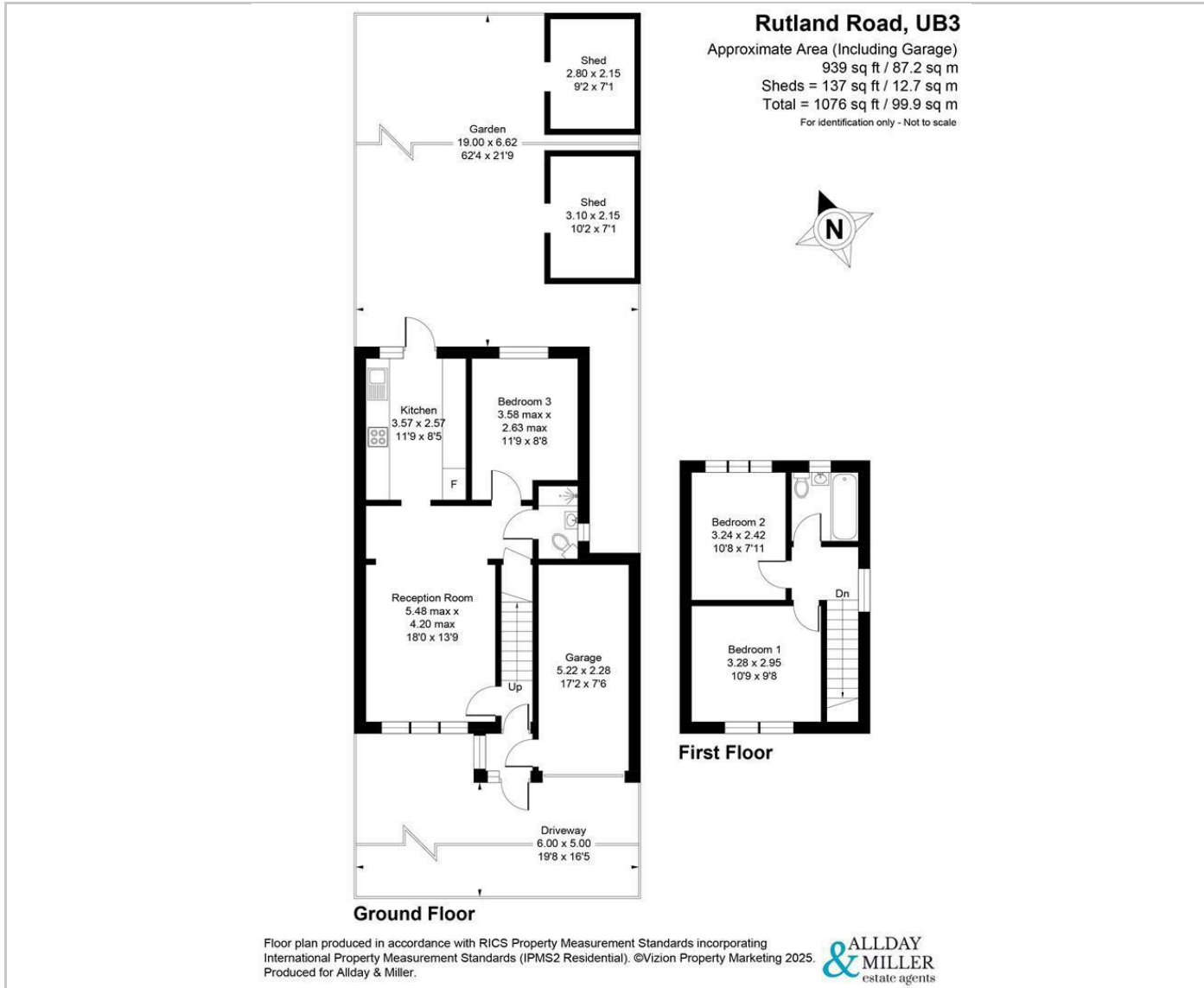
One of the standout features of this property is the well-maintained private garden at the rear, measuring over 60ft and a landscaped patio area great for entertaining guests/family BBQ's. The property also benefits from a garage/car port and two additional off street parking spaces on the front driveway.

## Situation

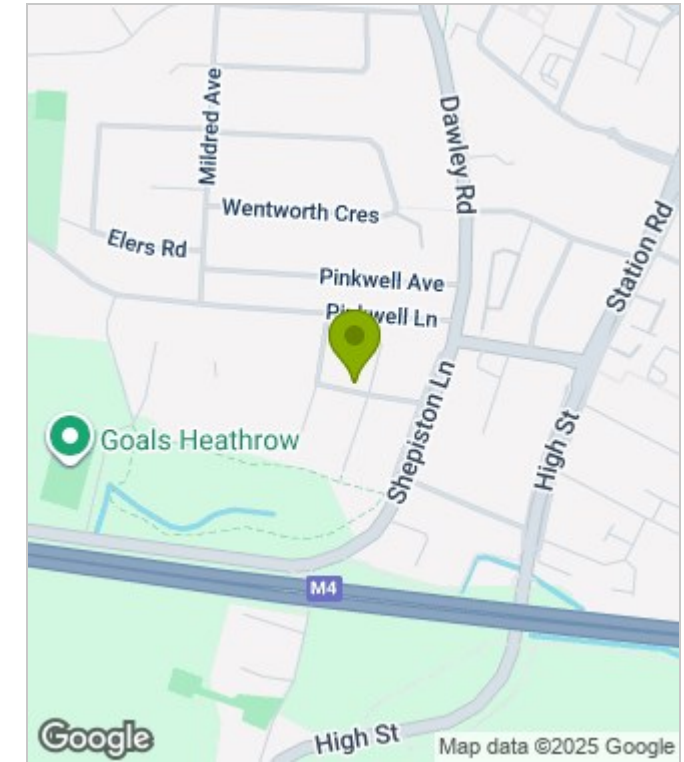
Rutland Road is situated just a short drive from Hayes Town Centre with its variety of shops, cafes, take aways and restaurants. Hayes & Harlington station on the Elizabeth Line Station provide a fast journey into Central London. The M4 + M25 motorways, Heathrow Airport, and Stockley Park also within a close proximity. There is the added benefit of a number of highly regarded schools in the local area including Harlington Community School and Pinkwell Primary school.



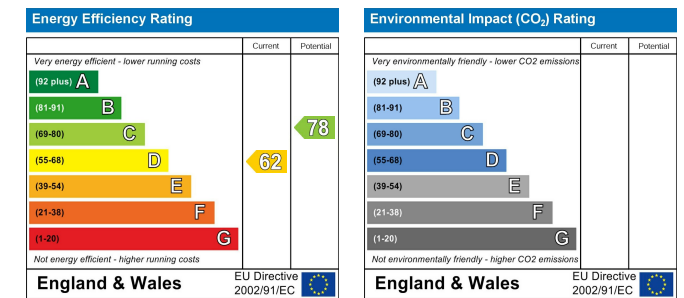
## Floor Plans



## 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.