

ALLDAY  
& MILLER



Middleton Road, Hayes, UB3 2RD  
£600,000

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**£600,000**

- Semi Detached
- Annex To Rear Of Garden
- Excellent Condition
- Family Home
- Two Bathrooms
- Three / Four Bedrooms
- Driveway
- Great Location
- Hayes End
- Potential To Extend (STPP)

## Description

This stunning family home offers a perfect blend of comfort and style. Spanning an impressive 1,192 square feet, the property boasts a spacious reception room, complete with an attractive fireplace that creates a warm and inviting atmosphere. This room seamlessly flows into a charming dining area and a fitted kitchen completes this floor.

Ascending to the first floor, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is conveniently located, ensuring that all amenities are easily accessible.

Outside, the property features a front driveway that allows for off-street parking, a valuable asset in this bustling area. To the rear, a beautiful private garden awaits, providing a tranquil outdoor space for dining and entertainment. Additionally, the garden includes an annex with its own bathroom, heating system and underfloor heating, offering versatile options for use as a home office or guest accommodation.

## Situation

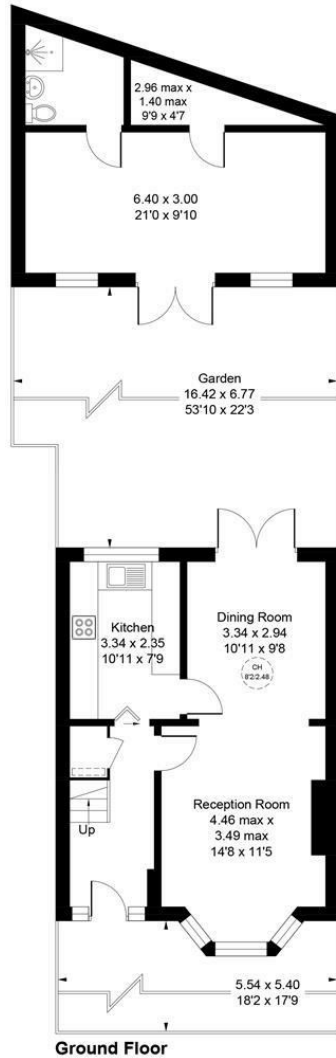
Middleton Road situated moments from the Uxbridge Road providing an array of local shops, coffee shops, cafes, takeaways and restaurants. Hayes and Harlington station with the Elizabeth Line giving links to central London and the surrounding areas. You are a short drive to Uxbridge town centre and Hayes/Southall locations and have easy access to the A40/A312 dual carriageways. The area is served by a number of highly regarded schools including Hayes Park primary school, Oak wood school and Barnhill community high school.



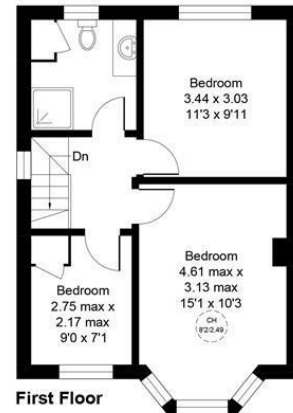
## Floor Plans

### Middleton Road, Hayes, UB3

Approximate Area = 897 sq ft / 83.3 sq m  
 Outbuilding = 295 sq ft / 27.4 sq m  
 Total = 1192 sq ft / 110.7 sq m  
 For identification only - Not to scale



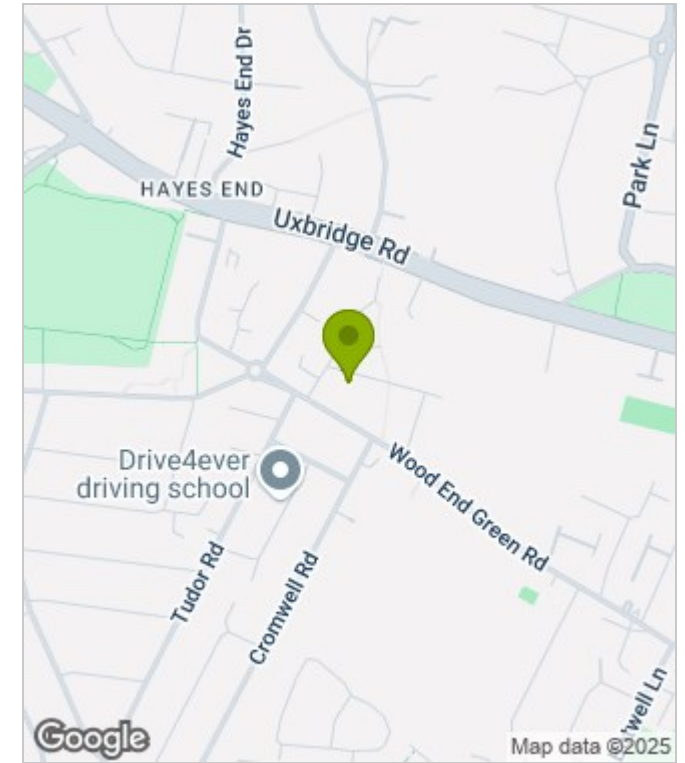
CH = Ceiling Height  
 = Reduced headroom below 1.5m / 5'0"



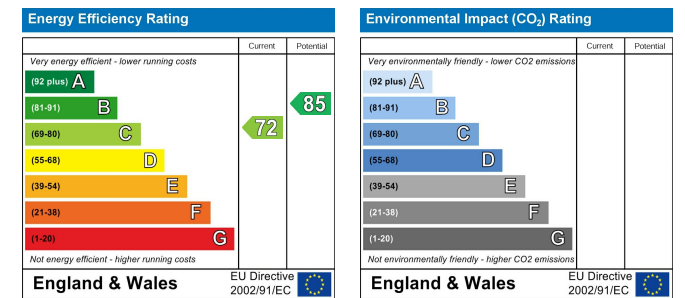
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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## Area Map



## Energy Performance Graph



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