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Rectory Road, Hayes, UB3 2JL
£550,000

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- Three Double Bedrooms
- Two Bathrooms
- Large Outbuilding
- Close To The Uxbridge Road
- Easy Reach To The Elizabeth Line
- Double Fronted
- Two Reception Rooms
- Modern Kitchen/Diner
- Good Schools Locally
- Potential Of Loft Conversion STPP

Description

Ideal for family living this property comprises of an inviting entrance porch, office/ second reception room, modern shower suite & WC, reception room and a stylish kitchen/diner extension with fitted appliances. Sliding doors off the kitchen which provide access to the rear garden.

The first floor enjoys three double bedrooms and a family bathroom.

Externally there is a front driveway for off street parking. To the rear is a private garden with an large outbuilding perfect for storage.

Situation

Rectory Road a quiet residential street which provides easy access to a number of local amenities including the Uxbridge Road and its variety of shops, cafes, coffee shops and restaurants. A number of highly regarded schools including Dr Triplett's primary school and Barnhill Community high school. For the commuters there are several road links with the M4/M25 and the A40 all within a short drive. Hayes & Harlington station being just a 10 minute drive with the Elizabeth Line giving easy links to Central London and the surrounding area.



Floor Plans

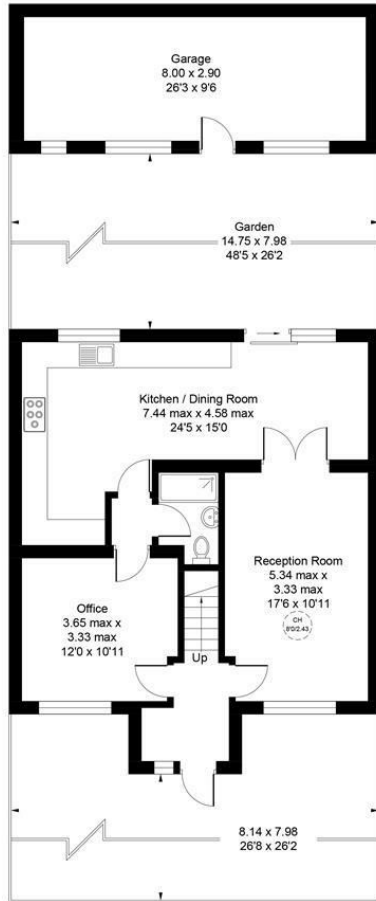
Rectory Road, Hayes, UB3

Approximate Area = 1234 sq ft / 114.6 sq m

Garage = 252 sq ft / 23.4 sq m

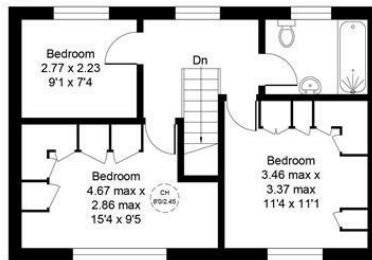
Total = 1486 sq ft / 138.0 sq m

For identification only - Not to scale



Ground Floor

CH = Ceiling Height

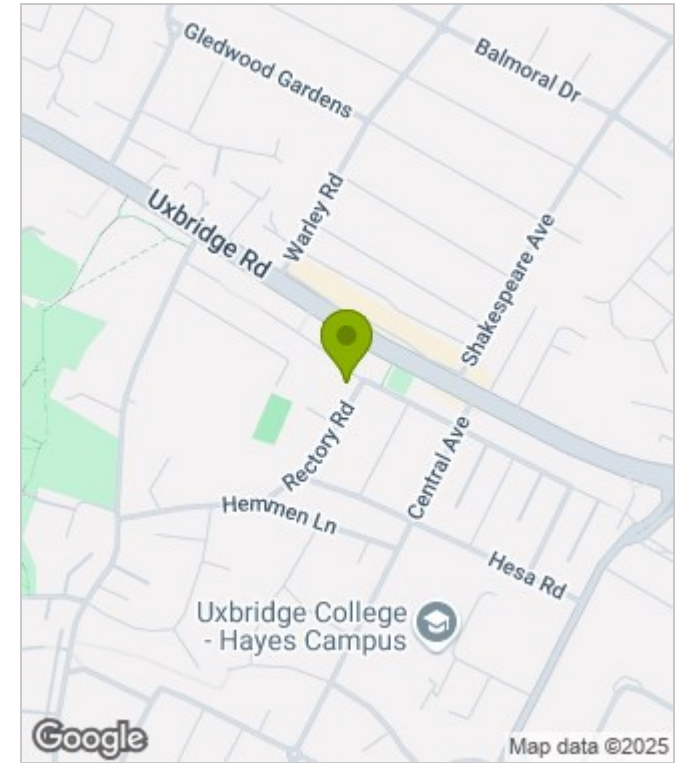


First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

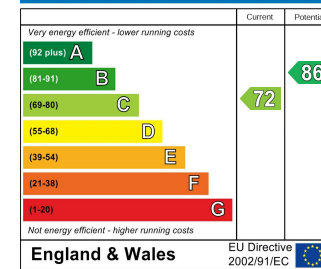
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Area Map

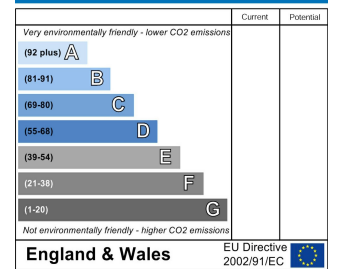


Energy Performance Graph

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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