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& MILLER



Nine Acres Close, Hayes, UB3 1SW  
£535,000

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## Nine Acres Close, Hayes, UB3 1SW

**£535,000**

- Four Bedrooms
- Downstairs W.C
- Private Rear Garden
- No Onward Chain
- Easy Reach To M4 + M25 Motorways
- Two Bathrooms Including En-Suite To Master
- Detached Garage To The Front Of The Property
- Off Street Parking
- Close To An Elizabeth Line Station
- Good Schools Nearby

## Description

This semi detached house comprises of a fitted kitchen that is both functional and stylish, the downstairs WC adds to the practicality of the home, the bright and airy reception and dining offering a welcoming atmosphere for both relaxation and entertaining.

The first floor boasts three spacious bedrooms, complemented by a family bathroom.

Rising to the second floor, you will find a master bedroom with an en-suite.

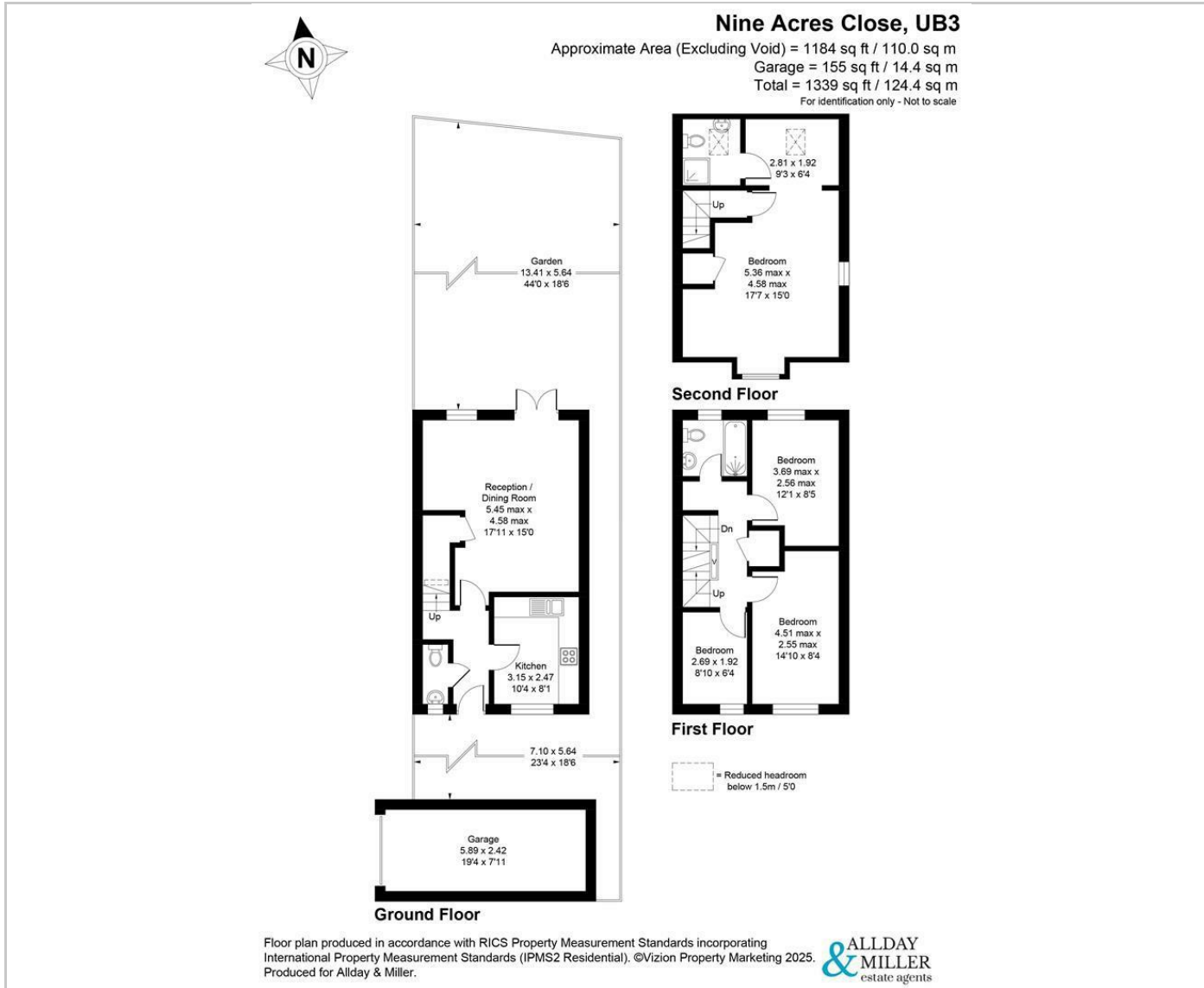
Outside, the property benefits from a front drive that offers off-street parking, a valuable asset in this area and a detached garage. The private rear garden, mainly laid to lawn, perfect for dining and entertainment.

## Situation

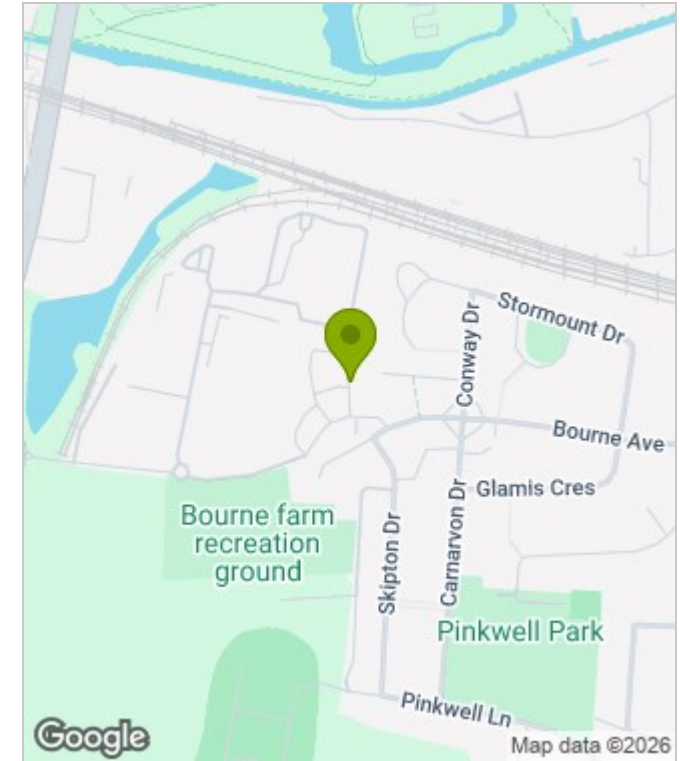
The property is located a short walk to Hayes & Harlington station (Elizabeth Line), there frequent bus routes taking you to Heathrow terminals, Uxbridge, Ealing, Hounslow and Harrow. You have a large ASDA superstore nearby with Hayes Town High Street offering an array of local shops, cafes and coffee shops, also Botwell sports and leisure centre. Local schools with good Ofsted ratings all within a short distance from the property including Harlington School & Pinkwell Primary School.



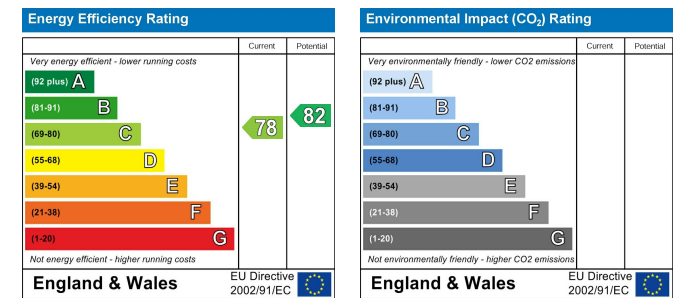
## Floor Plans



## Area Map



## Energy Performance Graph



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