



## Tudor Road, Hayes, UB3 2QB

\*\*\* CORNER PLOT, POTENTIAL TO EXTEND \*\*\*\*

A spacious end terrace house offered for sale in excellent condition by its current owners. Accommodation comprises entrance hall, living room / dining room, fitted kitchen, modern bathroom & 3 good size bedrooms. Externally to the front there is off street parking for several vehicles, lovely rear garden and detached garage via own drive to the rear. The property has the benefit of being situated on a large corner plot with potential to build a double storey side extension (stp) . VIEWING IS HIGHLY ADVISED.

Located on a popular residential road with close proximity to the Uxbridge Road with a good variety of shopping facilities and bus routes direct to both Hayes Town Centre & Underground station ( Elizabeth Line) and Uxbridge Town Centre ( Piccadilly & Metropolitan lines) & road links A40/M25/M4

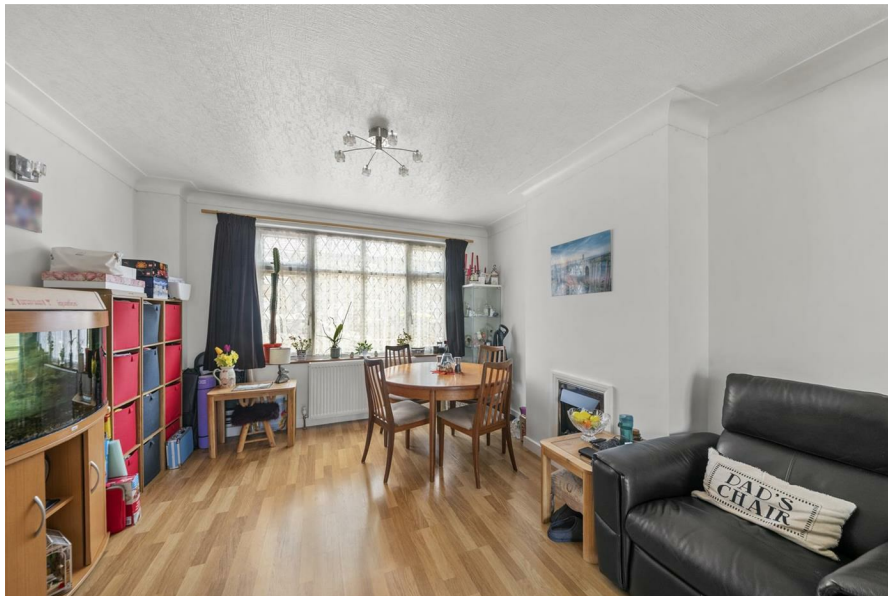
**£599,950**

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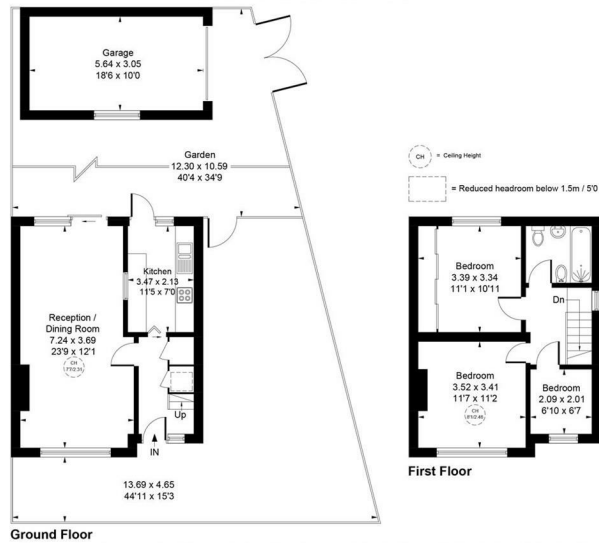
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Approximate Gross Internal Area = 80.0 sq m / 861 sq ft  
Garage = 17.47 sq m / 188 sq ft  
Total = 97.47 sq m / 1049 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>66</p>	<p>81</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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