

9

Rutland Road
Hayes
Middlesex
UB3 4AG

RWHITLEY
Est. 1938 & CO

Guide Price £450,000



- 2 Bed Mid-Terraced House
- Though Living/Dining Room
- Fitted Kitchen
- Shower Room
- Double Glazing
- Gas Central Heating
- Driveway
- Well Maintained Garden

DESCRIPTION

Set on the ever-popular Rutland Road, this two-bedroom mid-terraced house has been lovingly maintained and benefits from off-street parking and a well-kept garden. The accommodation is thoughtfully arranged, featuring a practical porch, a bright and spacious through living/dining room, and a galley-style fitted kitchen with sliding doors opening to the rear garden. Upstairs, the landing leads to two double bedrooms and a shower room.

OUTSIDE

Front: Dropped kerb leading to a block-paved driveway.

Rear: A crazy-paved patio flows onto a lawn with a pathway extending to a gravelled/paved area at the rear, complete

with timber shed. Rear pedestrian access is available via a shared pathway.

LOCATION

Ideally positioned for everyday convenience, the property is just a short walk from local bus routes and a nearby school. Hayes & Harlington Station (Elizabeth Line) is within walking distance (approx. 0.8 miles), providing fast access into central London. For motorists, Uxbridge town centre, Stockley Business Park, London Heathrow Airport, and the motorway network are all within easy motoring distance.

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

WINDOWS

UPVC double glazed windows.

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

Freehold.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

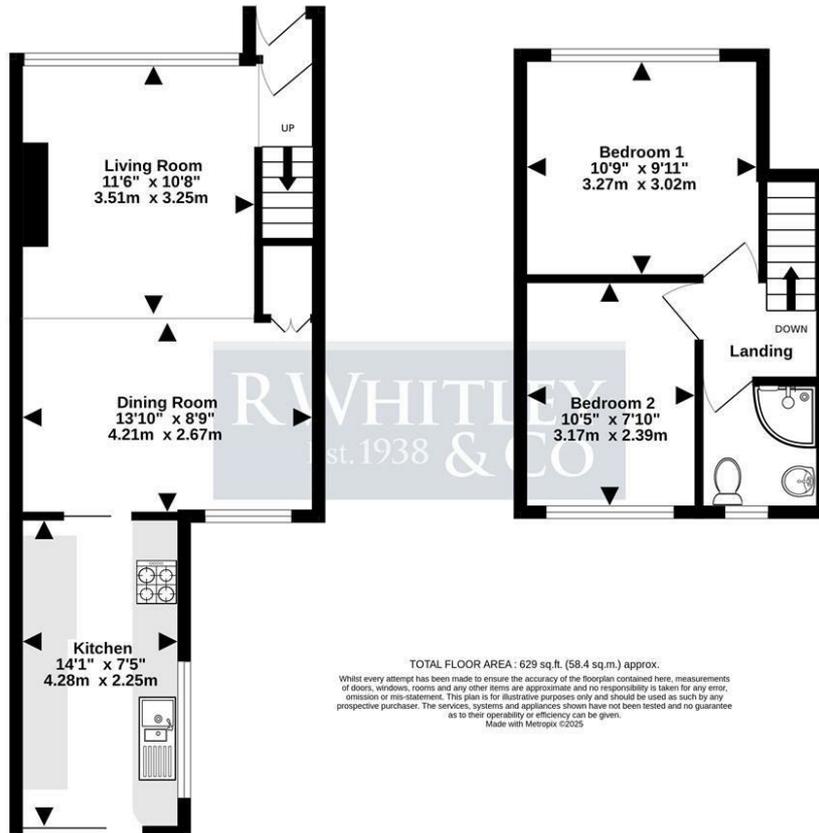






GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.

FIRST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

