



9 Eton Road, Hayes, UB3 5HR

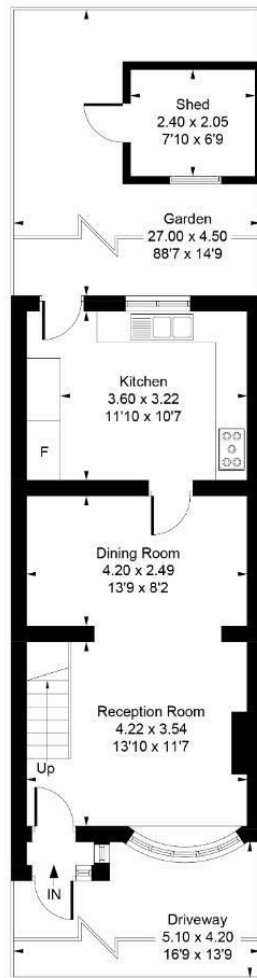
This immaculately presented and extended two-bedroom home is perfectly positioned on a highly sought-after residential road, offering convenient access to Heathrow Airport, the M4, and excellent public transport links into London. The property has been lovingly maintained to an exceptional standard, blending modern comfort with charming character features throughout. From the moment you step inside, the sense of warmth and care is immediately apparent, with stylish décor and thoughtful design creating a welcoming and homely feel.

The extended, country-style extended kitchen is a standout feature—ideal for both everyday living and entertaining—while the generous lounge and dining areas offer a perfect balance of comfort and practicality. Outside, the property continues to impress with its own driveway providing parking for two cars and a stunning, beautifully landscaped rear garden complete with a brick-built outbuilding with flexible uses. This delightful home truly offers the best of both worlds: character, charm, and modern convenience, all within a prime location for commuters and families alike. Call Alex White and his market leading sales team at Aspen estate agents.

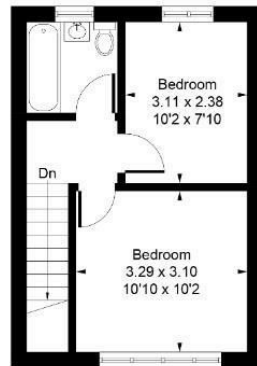


Floor Plan

Approximate Gross Internal Area = 70.97 sq m / 764 sq ft
 Shed = 4.92 sq m / 53 sq ft
 Total = 75.89 sq m / 817 sq ft



Ground Floor



First Floor

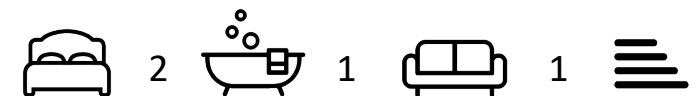
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
 This plan is for illustrative purposes only and should be used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

- Immaculately presented and beautifully maintained two-bedroom extended home
- Excellent public transport links providing easy access to London and surrounding areas
- Spacious, extended country-style kitchen ideal for cooking, dining, and entertaining
- Own private driveway providing off-street parking for two vehicles
- Brick-built outbuilding offering flexible use
- Situated on a highly sought-after residential road close to Heathrow Airport and the M4
- Stylish interior blending modern comfort with charming period character features
- Bright and welcoming lounge and dining areas with a warm, homely atmosphere
- Large, beautifully landscaped rear garden perfect for relaxing and outdoor gatherings
- A perfect combination of charm, quality, and convenience—ideal for commuters and families alike

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Tenure - Freehold Council Tax Band - D

