Eton Road

Hayes • • UB3 5HR

Offers In Excess Of: £450,000



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Situated on the sought-after Eton Road in Hayes, this beautifully extended and fully renovated two-bedroom semi detached home is presented in immaculate condition and is ready to move straight into.

The ground floor features a spacious 22ft double reception room, perfect for both living and dining, alongside a stunning modern kitchen/breakfast room with direct access to the private rear garden. A convenient downstairs WC completes the ground floor.

Upstairs offers two well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, and a stylish family bathroom.

Ideally located close to local schools, shops and excellent transport links, including Hayes & Harlington Station (Elizabeth Line), this superb home is perfect for first-time buyers, young families and investors alike.

Extended and fully renovated throughout

Two-bedroom terraced home

22ft double reception room

Modern kitchen/breakfast room

Downstairs WC

Stylish family bathroom

Private rear garden

Ready to move straight into

Close to Hayes & Harlington Elizabeth Line Station

Ideal first-time purchase or investment

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.









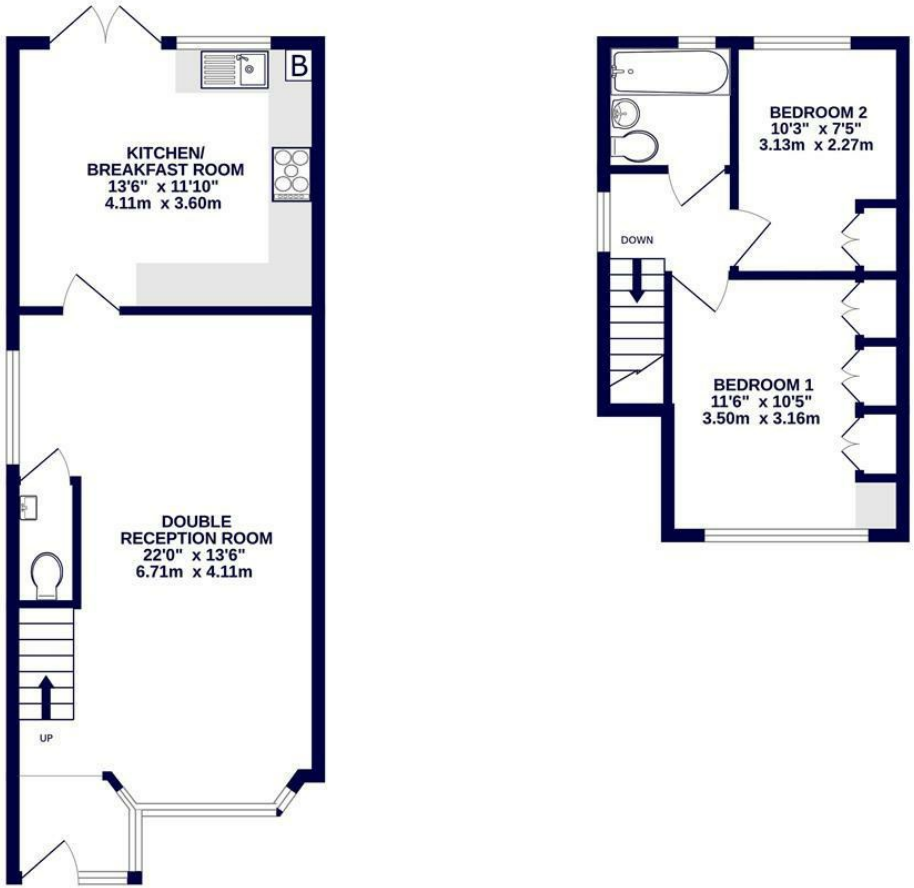






GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



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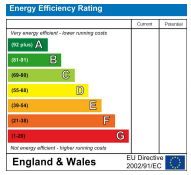
TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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