



## Exmouth Road, Hayes, UB4 8LL

- Three Spacious Bedrooms
- Terraced House
- Large Fitted Kitchen
- Potential to Extend (STPP)
- Outside Brick Storage
- NO CHAIN!
- Through Lounge
- Rear Garden with Rear Parking
- Large Front Garden
- EPC Rating C / Council Tax Band D

**Asking Price £495,000**



# Exmouth Road, Hayes, UB4 8LL

## DESCRIPTION

Situated on Exmouth Road in North Hayes is this well presented, three bedroom terraced house which is being offered for sale with NO ONWARD CHAIN. The property is great for families looking to step onto the property ladder with it being conveniently located to nearby schools, transport links and amenities.

The property comprises entrance hall, through lounge, separate large fitted kitchen, three first floor bedrooms, separate bathroom suite and separate wc. Outside the property has large front and rear gardens with the benefit of parking to the rear along with a car park for residents. Further benefits include brick built garden storage unit, gas central heating throughout and double glazed windows.

Exmouth Road is situated in North Hayes and is within close proximity to schools, amenities, transport links and great outdoor open space. You are a short drive away from the Uxbridge Road connecting you to the A40/M4/M25 motorway links, Heathrow Airport and surrounding areas. Viewings are highly advised to not miss out.

The area benefits from a strong and diverse local economy, with major employers across aviation, logistics, healthcare, education, and technology. Nearby Heathrow Airport is one of the region's largest employment hubs, while Uxbridge is home to the European and UK headquarters of global brands including Coca-Cola, Apple, Xerox, and General Mills. The area is also supported by leading institutions such as The Hillingdon Hospitals NHS Foundation Trust, Harefield Hospital, Brunel University London, and RAF Northolt.





