



£539,000 Freehold

Tudor Road, Hayes, UB3

CORNER PLOT! Simple Estate Agents present to the market this three bed semi-detached house located on a corner plot with potential to extend (STPP). The property benefits from off street parking, through lounge and good size bedrooms. The property is located close to Uxbridge Road, local shops, schools and bus stops. This would be a great first time buy or investment opportunity. Call now to book your viewing..

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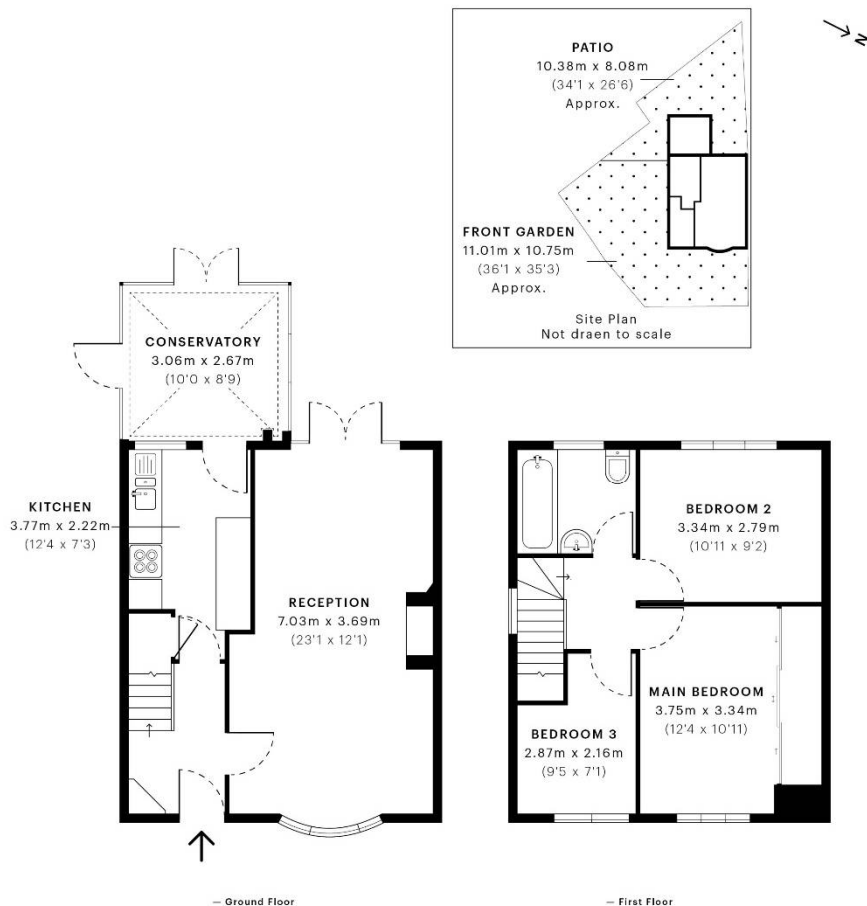


Tudor Road, UB3

CAPTURE DATE: 12/01/2023 LASER SCAN POINTS: 60,333,218

GROSS INTERNAL AREA

82.59 sqm / 888.99 sqft



GROSS INTERNAL AREA (GIA)
The total area of the property
82.59 sqm / 888.99 sqft

NET INTERNAL AREA (NIA)
Excludes walls, columns, pillars, etc.
Includes outdoor swimming pools, etc.
77.5 sqm / 839.22 sqft

EXTERNAL STRUCTURAL FEATURES
Terraces, porches, verandas, etc.
0.00 sqm / 0.00 sqft

RENDERED MEASUREMENT
Excludes non-rendered areas
0.44 sqm / 4.74 sqft



Notes: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' (RICS) Best Practice Standards. Pools and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

SPIC ID: 063bea8b8f02b4d0dd829b2789

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 24 sec (262 ft)
Continue to Botwell Ln 3 min (0.7 mi) Follow Botwell Ln and Judge Heath Ln to
Tudor Rd 3 min (0.9 mi) UB3 2QG Tudor Rd, Hayes

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.