

## Rydal Drive, BR4 Guide Price £1,000,000



This beautiful 5 bedroom detached house is located in a quiet cul-de-sac in catchment for Hayes School and within walking distance of Hayes Train Station.

Offering approximately 2111 sq ft of living space, the house has a lovely homely feel to it and offers plenty of space throughout.

Aesthetically pleasing on the eye from the exterior, once into the property you're welcomed in an inviting hallway with a downstairs study immediately to the right as you walk in and a WC to the left.

As you move through the house, you'll come to a large reception area to the rear which incorporates a living and a dining area that can be open or separated depending on your preference.

To the right and also at the rear you'll find a large modern kitchen/diner that has a separate utility room off of it.

There is also access to a double garage which is great for storage but also gives the option to convert into even more living space in the future should it be needed.

Upstairs and there are 5 bedrooms of varying sizes, 3 of which are good size double bedrooms and 2 that are comfortable single bedrooms. The master bedroom also offers an en-suite shower room. There is also a modern family bathroom that also has a separate shower.

The rear garden offers space to sit out in and entertain and is a manageable size and has been cared for and looked after by the owners.

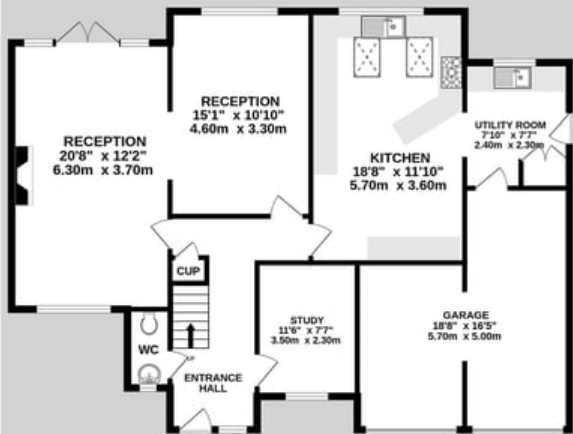
There is off street parking for 2 cars on the driveway as well as street parking for visitors.

Contact us at your earliest convenience to view this really impressive house.

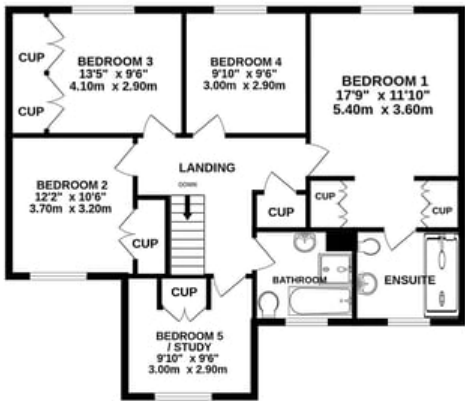


GARDEN  
(approx)  
16.4m x 11m

GROUND FLOOR  
1231 sq.ft. (114.3 sq.m.) approx.



1ST FLOOR  
881 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA: 2111 sq.ft. (196.1 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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