

Pinkwell Lane

Hayes • • UB3 1PJ
Guide Price: £545,000



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A stylish and spacious three double bedroom semi-detached home that has been designed to create light filled accommodation across three floors. On the ground floor, there is a porch which leads to the main hub of the home, a large living room that is semi open plan into the dining room, following through to the utility room and the kitchen with integrated appliances. The first floor has two of the double bedrooms and family shower room. Whilst on the second floor is the third bedroom enjoying ample fitted wardrobe space and storage in the eaves.

Three double bedrooms

Large driveway

Great condition throughout

Potential to extend side, rear & outbuilding (STPP)

1278 sqft

Semi detached

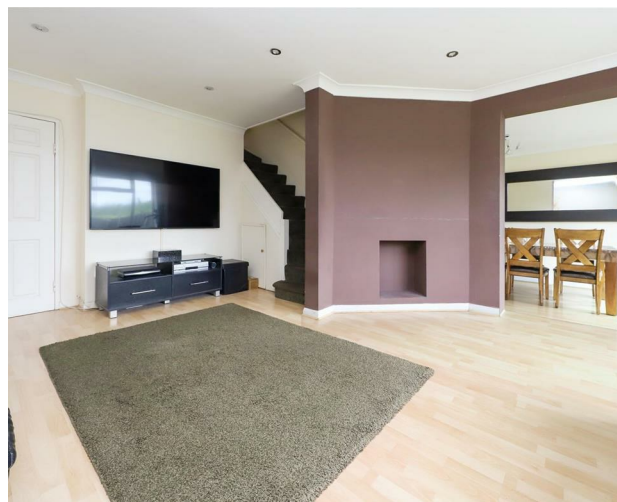
Large private garden

18ft Living room

12ft Master bedroom

Excellent residential location

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.





Property

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Outside

The property benefits from a large driveway adequate for multiple cars as well. To rear is a spacious South-facing garden. This has a patio area closest to the home with a pathway leading to the rear of the garden, this is where the storage shed can be found, the remainder of the garden is laid to lawn.

Location

Pinkwell Lane is a popular residential road in South Hayes offering access to a variety of amenities including local shops, bus links, numerous schools, Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties. Hayes Town is a short distance away providing a more extensive range of shops and eateries along with Hayes and Harlington train station which is part of the Elizabeth Line network giving fast and frequent access to London and Heathrow.



Schools:

Harlington School 0.3 miles
Pinkwell Primary School 0.2 miles
Global Academy 1.5 miles



Train:

Hayes & Harlington 1.0 miles
West Drayton 1.5 miles
London Heathrow Airport Terminals 1, 2 & 3 2.0 miles



Car:

M4, A40, M25, M40



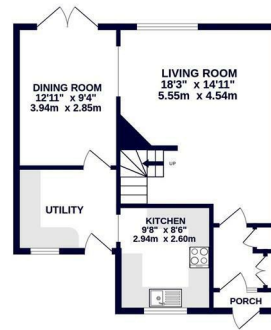
Council Tax Band:

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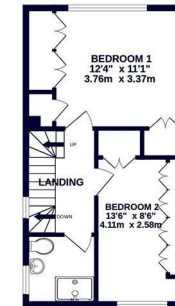
(Distances are straight line measurements from centre of postcode)



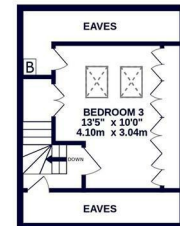
GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.7 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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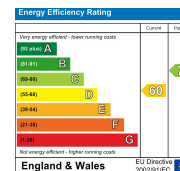


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