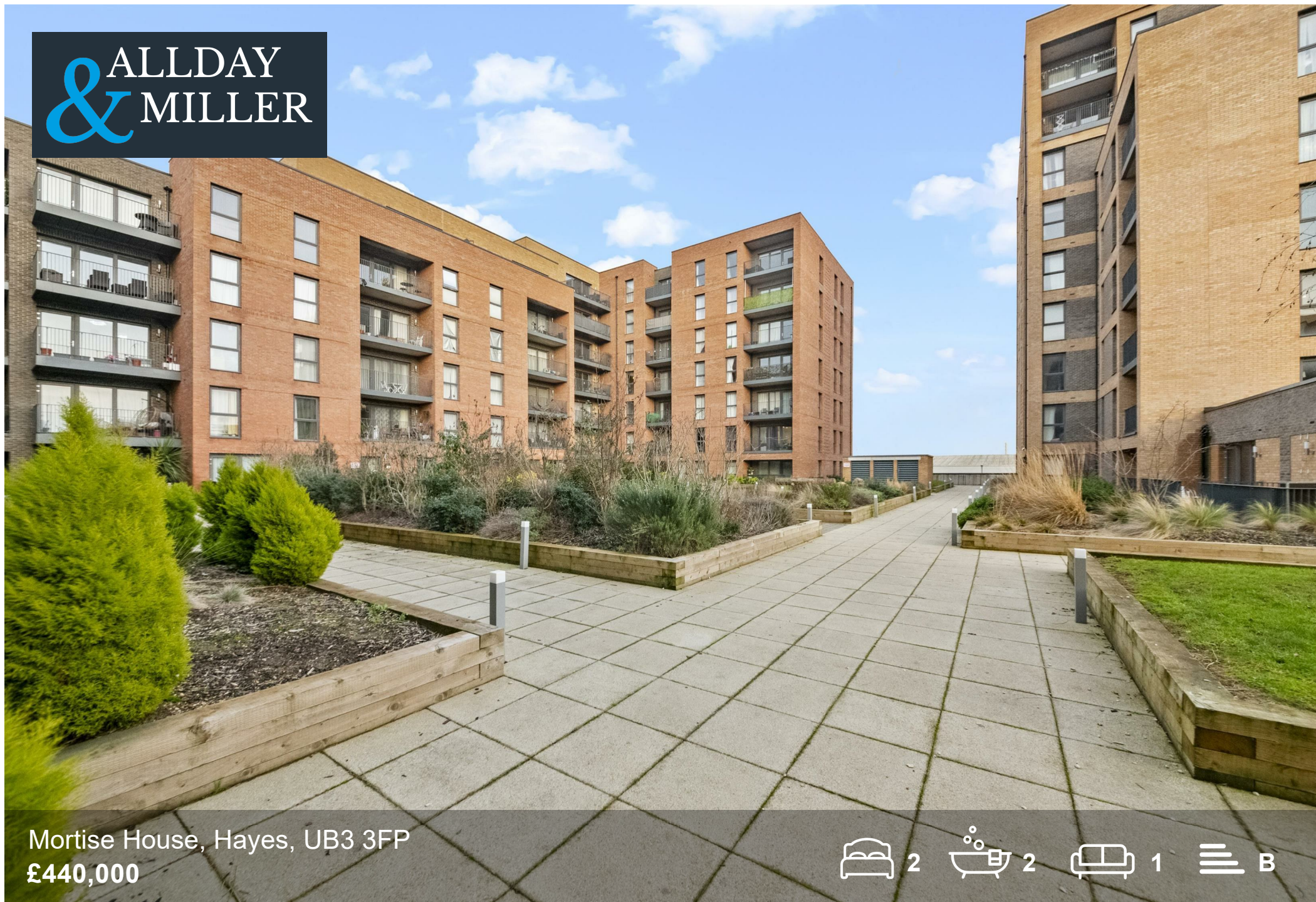


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Mortise House, Hayes, UB3 3FP
£440,000

2 2 1 B



Mortise House, Hayes, UB3 3FP

£440,000

- Two Double Bedrooms
- Large Private Balcony
- Great Condition
- Modern Fitted Integrated Kitchen
- 0.3 miles to Hayes & Harlington
- Secure Underground Parking
- Two Bathrooms
- Lift Access
- Long 900+ Year Lease
- EPC Rating: B

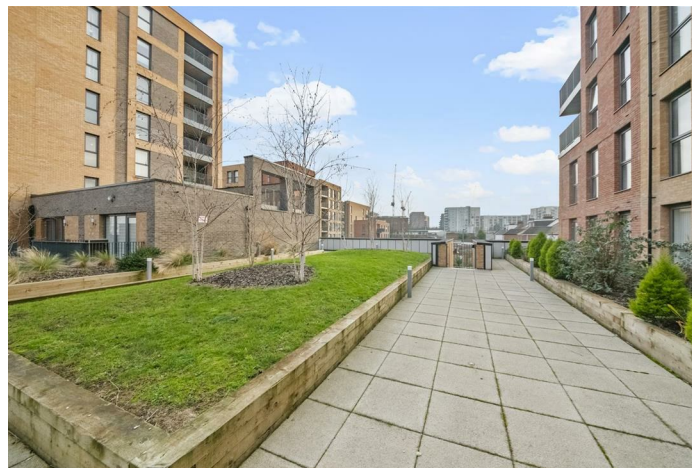
Description

This delightful home offers a perfect blend of comfort and modern living comprises of a spacious light filled reception with a modern fitted kitchen which provides access to the private balcony, two double bedrooms (master with ensuite) and to complete is a family bathroom.

Additionally, residents will benefit from dedicated parking, access to communal grounds and a bike shed.

Situation

Mortise House situated on Pump Lane is a prime location in the heart of Hayes being close to a number of local amenities including the town centre with a number of local shops, cafes, takeaways and coffee shops. Hayes and Harlington station with the Elizabeth line is just moments away making the journey into central London a breeze. Along with the bus station providing several routes to the local surrounding area. A number of highly regarded schools within the local area including Harlington school and Botwell House Catholic primary school.



Chailey Place, Hayes, UB3
Approximate Area = 818 sq ft / 76.0 sq m
For identification only - Not to scale

CH = Ceiling Height

Fifth Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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estate agents

A map of the Hayes Town area. The map shows several streets: Church Rd, Glebe Rd, Minet Dr, Halsway, Botwell Ln, Station Rd, Crown Ct, and Pump Ln. A green pin is located on Pump Ln. The Hayes & Harlington railway station is marked with a red and blue icon. The map is credited to Nestles Google and includes the text 'Map data ©2025 Google'.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		Current	Potential		
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>				<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 				<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.