

ALLDAY  
& MILLER





Woolacombe Way, Hayes, UB3 4EY

**£550,000**

- Three Double Bedrooms
- High Spec Interiors
- Residents Parking
- En-Suite To Master Bedroom
- Close To An Elizabeth Line Station
- House - Freehold
- Private Garden
- Open Plan Living
- Downstairs W.C
- Good Schools Nearby

## Description

With its excellent condition and thoughtful layout, this house is a wonderful opportunity for those looking to settle in a convenient location. Upon entering you are greeted by a stylish fitted kitchen that seamlessly blends modern design with functionality, the bright and airy reception room offers a welcoming space for relaxation and entertainment, with direct access to the rear. Completing the ground floor is a downstairs W.C.

Rising to the first floor features two well-proportioned bedrooms alongside a family bathroom, providing ample space for family living.

Ascending to the second floor, you will find a spacious double bedroom complete with an en-suite bathroom, offering a private retreat.

To the rear boasts a private garden, perfect for outside dining and entertainment.

## Situation

Woolacombe Way situated in the heart of Hayes close to a number of local amenities including Hayes & Harlington station with the popular Elizabeth line, making the journey to Central London a breeze. Transport links are also on hand for Southall, Heathrow, Hounslow, Uxbridge town centre and the M4/M25 motorways. Walking distance to highly regarded schools in the local area including Rosedale School and Woodend Academy. Hayes Town centre just moments away with its variety of local shops, restaurants, cafes, takeaways and coffee shops.



**Woolacombe Way, UB3**  
Approximate Area = 1108 sq ft / 102.9 sq m  
(Excluding Eaves)  
For identification only - Not to scale

CH = Ceiling Height

**Ground Floor**

Garden  
9.50 x 4.88  
31'2 x 16'0

Reception / Dining Room  
5.18 max x 4.47 max  
17'0 x 14'8  
CH 7/8/2.33

Kitchen  
3.32 x 2.52  
10'11 x 8'3

Up

4.88 x 4.11  
16'0 x 13'6

**First Floor**

Bedroom  
4.46 max x 2.97 max  
14'8 x 9'9

Dn

Up

Bedroom  
5.57 max x 2.78 max  
18'3 x 9'1  
CH 7/6/2.29

**Second Floor**

Eaves

Dn

Bedroom  
5.13 max x 3.26 max  
16'10 x 10'8  
CH 7/4/2.23

Eaves

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

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                                                                               | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | 75                                                                                    | 88        |
| <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                                                    |  |  |           |

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

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