



Minterne Way, Hayes, UB4 0PF
£615,000

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- Three Bedrooms
- Walking Distance To Shops
- Driveway
- Great School Catchment
- Prime Location
- Two Bathrooms
- Excellent Condition
- Close To Public Transport
- Outhouse To Rear Of Garden
- Extended To Rear & Loft

Description

This stunning and well-presented home offers a perfect blend of comfort and style. Spanning an impressive 1,523 square feet, the property boasts a thoughtfully designed layout that caters to modern family living.

Upon entering, you are greeted by a welcoming reception room that seamlessly flows into a spacious dining area, a convenient downstairs WC and a stylish fitted kitchen giving access to the rear.

As you ascend to the first floor, you will find two generously sized bedrooms accompanied by a well appointed bathroom.

The second floor is dedicated to a luxurious double bedroom complete with an ensuite, offering a private retreat for relaxation.

Externally, the property benefits from a front drive that provides off-street parking, ensuring convenience for residents. To the rear, a private garden awaits, complete with an outbuilding that can serve various purposes, whether as a home office, workshop, or additional storage.

Situation

Minterne Way with its easy access to a number of local amenities including the Uxbridge Road with its variety of shops, cafes, takeaways and restaurants. A number of highly regarded schools including Hayes Park primary school and Barnhill Community high school are just a short drive away. Several road links with the M4/M25 and the A40 all within easy reach. For the commuters Hayes and Harlington station is an 7 minute drive away with the Elizabeth line giving easy links to central London and the surrounding area.



Minterne Waye, Hayes, UB4
Approximate Area = 1156 sq ft / 107.4 sq m
Shed = 367 sq ft / 34.1 sq m
Total = 1523 sq ft / 141.5 sq m
For identification only - Not to scale

Ground Floor

Shed
5.93 x 5.75
19'5" x 18'10"

Garden
9.69 x 6.03
31'10" x 19'9"

Kitchen
4.74 max x
3.67 min
15'7" x 12'1"

Reception /
Dining Room
6.76 max x
3.19 max
22'2" x 10'5"

Front Garden
6.03 x 5.42
19'9" x 17'9"

Second Floor

Bedroom 3
4.99 max x
3.97 max
16'5" x 13'0"

First Floor

Bedroom 1
3.09 x 3.02
10'2" x 9'11"

Bedroom 2
4.88 max x 3.54 max
16'0" x 11'7"

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.

ALLDAY & MILLER
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A Google Map of a residential area. A green location pin is placed on 'The Parkway', which runs diagonally from the bottom left towards the top right. To the left of 'The Parkway' is 'Yeading Ln'. To the right is 'Brookside'. A blue line representing 'Yeading Brook' flows along 'The Parkway'. At the bottom, 'Uxbridge Rd' is visible. The Google logo is in the bottom left corner, and 'Map data ©2025 Google' is in the bottom right corner.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		67	78
England & Wales EU Directive 2002/91/EC			

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

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