









Minterne Waye, Hayes, UB4 0PF

£615,000

- 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**

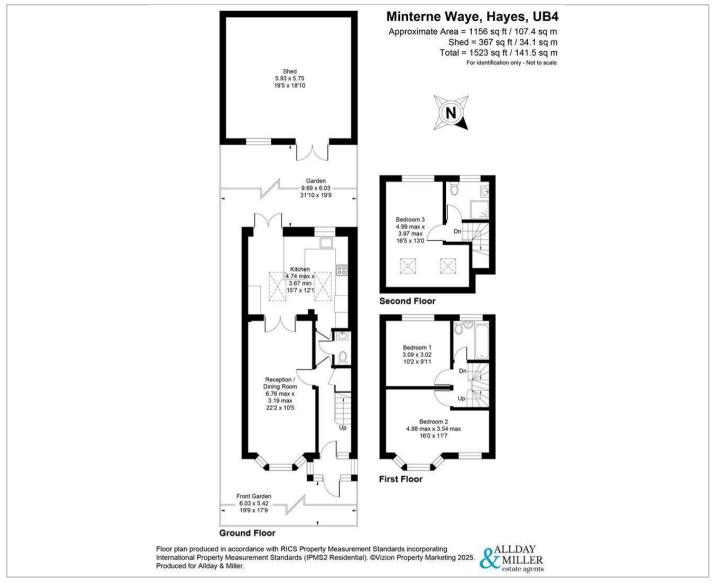
Minterne Waye with its easy access to a number of local amenities including the Uxbridge Road with its variety of shops, cafes, takeaways and restaurants. A number of highly regarded schools including Hayes Park primary school and Barnhill Community high school are just a short drive away. Several road 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.

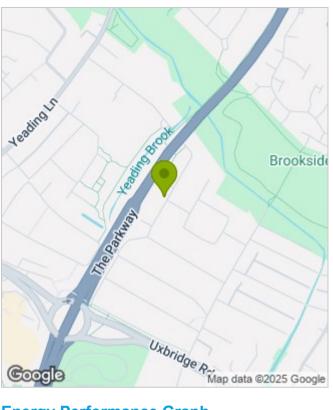




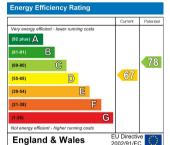


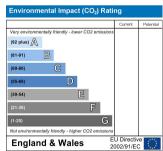
## Floor Plans Area Map





## **Energy Performance Graph**





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