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Westcombe Lodge Drive, Hayes, UB4 8HQ
£175,000

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- Over 55s Retirement Property
- Ground Floor With Direct Access To Communal Gardens
- Private Residents Parking
- No Upper Chain
- Social Lounge Area With Regular Events On Site
- Two Bedrooms
- Own Entrance To Property - Separate From The Block
- Warden / Site Manager
- Situated Off The Uxbridge Road With Great Transport Links
- 24 Hour Emergency Call System

Description

Situated within a highly sought-after Over 55s development, this delightful property offers comfortable and convenient living in a welcoming community setting. The accommodation comprises two generous bedrooms, a well-appointed bathroom with a new electric shower installed, and a fitted kitchen. The bright and airy reception/dining room provides an inviting space for relaxation. Throughout the windows are double glazed. This property boasts a unique feature of having its own front entrance and is separate from the main block of the development, you also have direct access to the communal gardens.

Further benefits include warden assistance, beautifully maintained communal gardens and residents parking.

Situation

Westcombe Lodge Drive is a highly popular residential over 55s development situated within easy reach of the Uxbridge Road with its variety of shops, take aways, coffee shops and cafes. Hayes and Harlington station is just a short drive away with the Elizabeth line giving several links to Central London and the surrounding areas. A number of bus routes taking you to Uxbridge town centre, Southall, Hounslow, A40/M40 motorways and Heathrow Airport.



Westcombe Lodge Drive, Hayes, UB4
Approximate Area = 631 sq ft / 58.6 sq m
For identification only - Not to scale

CH = Ceiling Height

Bedroom
3.38 x 3.08
11'1 x 10'1

Reception / Dining Room
4.67 max x 3.38 max
15'4 x 11'1

Bedroom
3.70 max x 2.10 max
12'2 x 6'11

Kitchen
2.45 x 1.81
8'0 x 5'11

Bathroom
7'10/2'40

Ground 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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A map of the Hayes End area in London, showing a green pin on Uxbridge Rd. The map includes labels for Hayes End Dr, Hayes End Rd, Park Ln, Park Rd, A4020, Wood End Green Rd, and Cromwell Rd. The Google logo is visible in the bottom left corner, and the text 'Map data ©2025' is in the bottom right corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	62	71	

England & Wales

EU Directive 2002/91/EC

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