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Nine Acres Close, Hayes, UB3 1SW
£535,000

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- Four Bedrooms
- Downstairs W.C
- Private Rear Garden
- No Onward Chain
- Easy Reach To M4 + M25 Motorways
- Two Bathrooms Including En-Suite To Master
- Detached Garage To The Front Of The Property
- Off Street Parking
- Close To An Elizabeth Line Station
- Good Schools Nearby

Description

This semi detached house comprises of a fitted kitchen that is both functional and stylish, the downstairs WC adds to the practicality of the home, the bright and airy reception and dining offering a welcoming atmosphere for both relaxation and entertaining.

The first floor boasts three spacious bedrooms, complemented by a family bathroom.

Rising to the second floor, you will find a master bedroom with an en-suite.

Outside, the property benefits from a front drive that offers off-street parking, a valuable asset in this area and a detached garage. The private rear garden, mainly laid to lawn, perfect for dining and entertainment.

Situation

The property is located a short walk to Hayes & Harlington station (Elizabeth Line), there frequent bus routes taking you to Heathrow terminals, Uxbridge, Ealing, Hounslow and Harrow. You have a large ASDA superstore nearby with Hayes Town High Street offering an array of local shops, cafes and coffee shops, also Botwell sports and leisure centre. Local schools with good Ofsted ratings all within a short distance from the property including Harlington School & Pinkwell Primary School.



Nine Acres Close, UB3

Approximate Area (Excluding Void) = 1184 sq ft / 110.0 sq m
Garage = 155 sq ft / 14.4 sq m
Total = 1339 sq ft / 124.4 sq m
For identification only - Not to scale

Ground Floor

Garden
13.41 x 5.64
44'0 x 18'6

Reception /
Dining Room
5.45 max x
4.58 max
17'11 x 15'0

Kitchen
3.15 x 2.47
10'4 x 8'1

Garage
5.89 x 2.42
19'4 x 7'11

First Floor

Bedroom
3.69 max x
2.56 max
12'1 x 8'5

Bedroom
4.51 max x
2.55 max
14'10 x 8'4

Bedroom
2.69 x 1.92
8'10 x 6'4

Second Floor

Bedroom
5.36 max x
4.58 max
17'7 x 15'0

2.81 x 1.92
9'3 x 6'4

= Reduced headroom
below 1.5m / 5'0

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 Bourne farm recreation ground area. A green location pin is placed on a road. The map shows several streets: Conway Dr, Stormount Dr, Bourne Ave, Glamis Cres, Carnarvon Dr, Skipton Dr, and Pinkwell Ln. The area is labeled 'Bourne farm recreation ground' and 'Pinkwell Park'. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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>	78	82	<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			England & Wales EU Directive 2002/91/EC

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