



Mellow Lane East, Hayes, UB4 8ER
£575,000

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- Three Bedrooms
- Freehold
- Potential To Extend STPP
- Large Driveway
- Popular Location
- Semi-Detached House
- Situated On a Corner Plot
- Detached Garage
- Downstairs W.C
- Walking Distance To Shop/Amenities

Description

This charming home offers a perfect blend of comfort and convenience.

Upon entering, you are greeted by a welcoming entrance porch that leads into a well fitted kitchen, The downstairs also features a generously sized reception and dining room, bathed in natural light, creating an inviting atmosphere for both relaxation and entertaining.

The first floor boasts three bedrooms, providing plenty of space for rest and privacy. A bathroom and separate wc completes this floor.

Outside, the property is complemented by a front garden and a driveway that accommodates parking for one vehicle, along with access to a garage for additional storage or parking needs. The private rear garden offers a tranquil retreat, perfect for outdoor entertainment.

Situation

Mellow Lane East is a quiet residential road which is positioned close to farmland yet conveniently located just off the Uxbridge Road within easy reach to local shops, takeaways, coffee shops, bus/road links, Marks & Spencers. Uxbridge town centre a short driveaway with variety of shops, bars and restaurants. The M4/A40/M40 road links to London and the Home Counties. For the commuters Hayes and Harlington station is a 11 minute driveaway with the Elizabeth line making the journey into central London a breeze. Highly regarded schools in the area include Oakwood secondary school and Charville primary school.



Mellow Lane East, UB4
Approximate Area = 983 sq ft / 91.3 sq m
Garage = 141 sq ft / 13.1 sq m
Total = 1124 sq ft / 104.4 sq m
For identification only - Not to scale

The floor plan consists of two main sections: the Ground Floor and the First Floor. The Ground Floor is a large, irregularly shaped area. It features a large Garden at the top, measuring 7.85 x 4.95 (25'9" x 16'3"). To the left of the Garden is a large Reception / Dining Room, measuring 6.44 max x 4.04 max (21'2" x 13'3"). Below the Reception / Dining Room is a Kitchen, measuring 3.20 max x 2.53 max (10'6" x 8'4"). To the left of the Kitchen is a Porch. To the right of the Porch is a Driveway, measuring 18.20 x 6.46 (59'9" x 21'2"). To the left of the Driveway is a Garage, measuring 5.02 x 2.53 (16'6" x 8'4"). The First Floor is a smaller, rectangular area. It features three Bedrooms: one measuring 2.97 x 2.73 (9'9" x 8'11"), one measuring 4.03 x 3.62 (13'3" x 11'11"), and one measuring 2.72 max x 2.51 max (8'11" x 8'7"). There is also a Bathroom and a central staircase labeled 'Dn' (Down).

Ground Floor

First 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 Hayes End, showing a network of roads and a green pin marking a specific location. The roads shown include Mellow Ln E, Hewens Rd, A4020, Hayes End Dr, Hayes End Rd, Uxbridge Rd, and Portland Rd. Hayes Park is also labeled. The Google logo and 'Map data ©2025' are visible in the bottom left corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		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		
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	

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