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& MILLER



Mellow Lane East, Hayes, UB4 8ER  
£550,000

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**Mellow Lane East, Hayes, UB4 8ER**

**£550,000**

- 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.

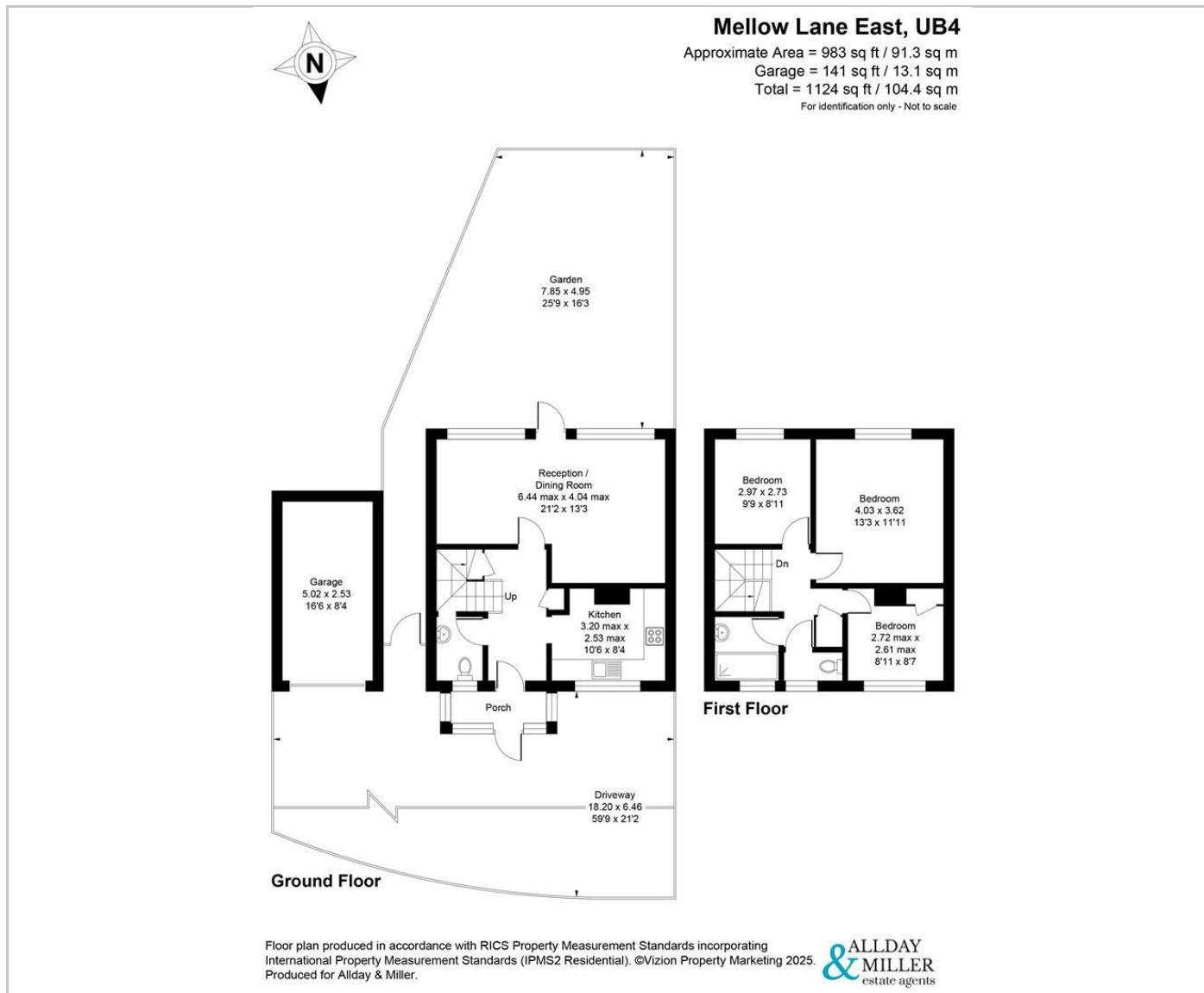
Outside, the property is complemented by a front garden and a driveway that accommodates parking for one vehicle, along with access to a garage for additional storage or parking needs. The private rear garden offers a tranquil retreat, perfect for outdoor entertainment.

## Situation

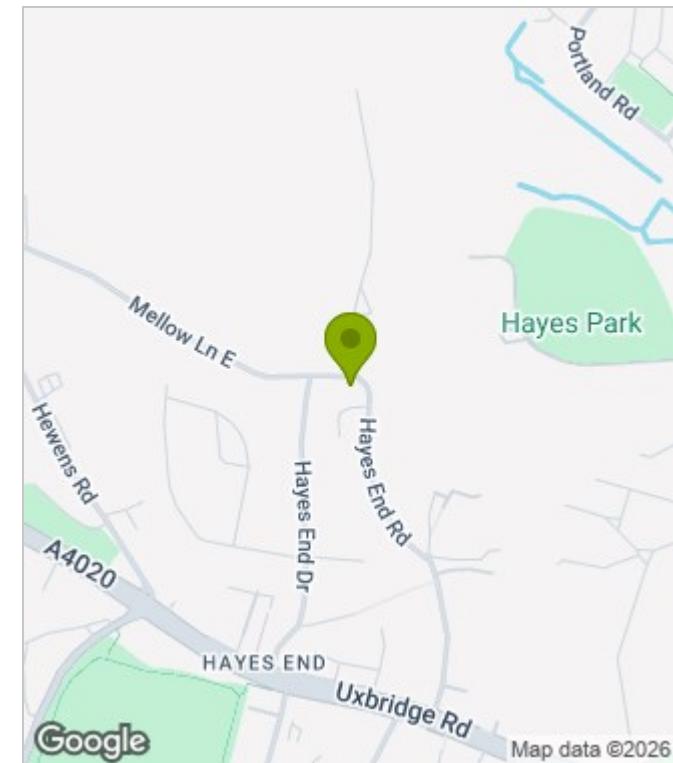
Mellow Lane East is a quiet residential road which is positioned close to farmland yet conveniently located just off the Uxbridge Road within easy reach to local shops, takeaways, coffee shops, bus/road links, Marks & Spencers. Uxbridge town centre a short driveaway with variety of shops, bars and restaurants. 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.



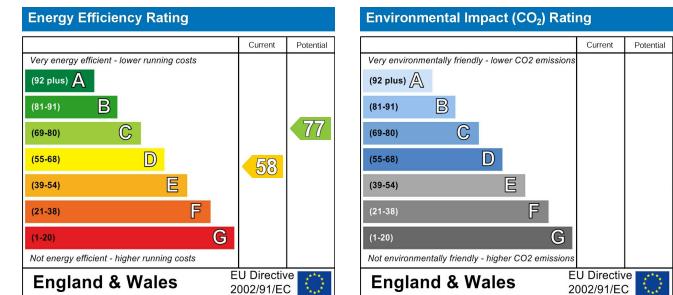
## Floor Plans



## Area Map



## Energy Performance Graph



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