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Birchway, Hayes, UB3 3PD
£525,000

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- Three Bedrooms
- Driveway
- Potential to Extend (STPP)
- Freehold
- Semi Detached
- Large Rear Garden
- Close Proximity to Hayes Town
- Popular Street

Description

This family home offers a perfect blend of comfort and practicality. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests, a convenient bathroom, ensuring ease of access for family members, a fitted kitchen/dining room completes this floor.

As you ascend to the first floor, you will find three bedrooms, each offering ample space for personalisation and comfort.

Outside, the property boasts a front drive with parking, a valuable asset in this area. The private rear garden is mainly laid to lawn.

Situation

Birchway located in the heart of Hayes. The town centre just moments away with a variety of local cafes, coffee shops, Botwell leisure centre and supermarkets. Hayes and Harlington station is just a short drive away with the Elizabeth line giving easy links to central London and back towards Heathrow and Reading. Also benefits from being close to multiple bus links connecting you to all local areas such as Uxbridge, Northolt, Greenford, Heathrow, Ealing and Harrow The M25, M4 motorways are just a short drive away. A number of highly regarded schools in the local area including Botwell House Catholic Primary School and Harlington secondary school.



Birchway, Hayes, UB3

Approximate Area (Excluding Void) = 779 sq ft / 72.4 sq m
Outbuilding = 226 sq ft / 21.0 sq m
Total = 1005 sq ft / 93.4 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 rectangular space with an outbuilding attached to the top. The outbuilding is labeled 'Outbuilding 4.80 x 4.29 15'9 x 14'1'. The main house has a 'Garden 11.86 x 8.90 38'11 x 29'2' at the top. The main house has a 'Reception Room 4.28 x 3.55 14'1 x 11'8' and a 'Kitchen / Dining Room 5.64 x 1.94 18'6 x 6'4'. There is a staircase labeled 'Up' and a 'Void' area. The bottom of the Ground Floor is labeled '8.90 x 5.98 29'2 x 19'7'. The First Floor is a smaller rectangular space with three bedrooms. The bedrooms are labeled 'Bedroom 3.57 max x 2.74 max 11'9 x 9'0' (with a ceiling height of 8'12.48), 'Bedroom 3.60 max x 3.57 max 11'10 x 11'9', and 'Bedroom 3.50 x 1.95 11'6 x 6'5'. There is a staircase labeled 'Dn' and a 'Void' area. A legend indicates 'CH = Ceiling Height'.

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

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