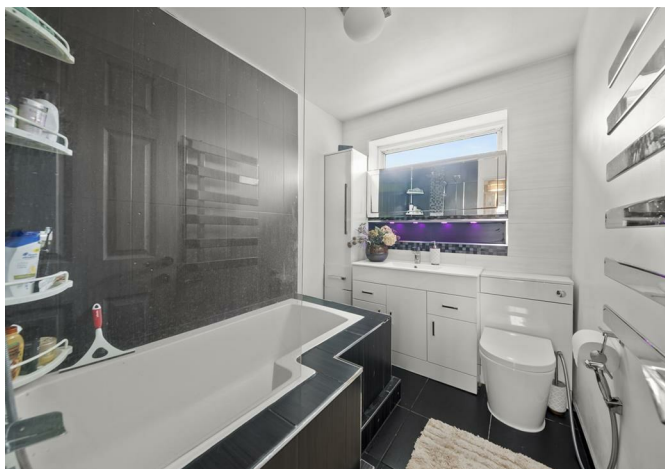
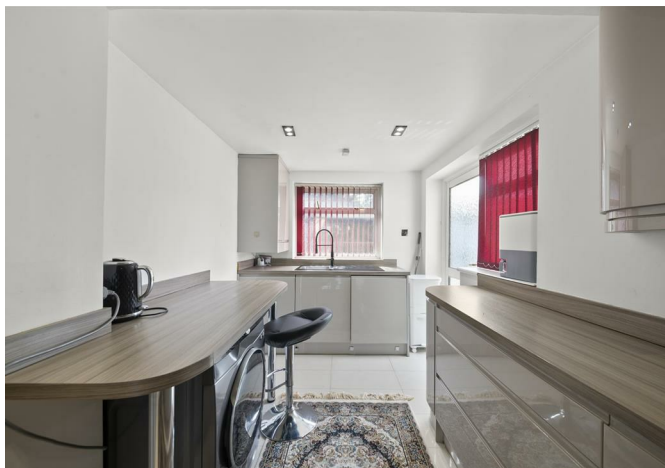


ALLDAY
& MILLER



Westacott, Hayes, UB4 8AQ
£730,000

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Westacott, Hayes, UB4 8AQ

£730,000

- Three / Four Bedrooms
- Great Location
- Downstairs W.C
- Good Transport Links
- Close To Schools
- Semi-Detached
- Modern Interiors
- Outbuilding
- Chain Free
- Driveway

Description

An immaculate three/four bedroom family home situated on a popular road in North Hayes.

This delightful semi-detached house presents an excellent opportunity for families seeking a comfortable and well-maintained home. Upon entering, you are welcomed by an inviting reception room that seamlessly flows into a dining area, a convenient downstairs WC and a fitted kitchen, which is both functional and stylish completing this floor.

As you ascend to the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest & relaxation and a modern family bathroom.

Rising to the second floor enjoys a loft room previously used as a bedroom with ample storage space.

Outside, the property boasts a front drive with off-street parking, a valuable feature in this sought-after location. The rear garden is a true highlight, offering a stunning private space for outdoor enjoyment. Accompanied by an outbuilding currently being used as an office room.

Situation

Westacott located in the prime spot of North Hayes moments from the Uxbridge Road with its variety of local shops, restaurants, takeaways and Lombardy retail park with its Sainsbury's superstore & High Street brand shops. Hayes and Harlington station is a short drive away with the Elizabeth line making the journey into Central London a breeze. Also a number of local bus services provide access to the local area and beyond. Highly regarded schools including Hayes Park primary school, Charville Academy and Barnhill Community high school.



Westacott, Hayes, UB4

Approximate Area (Excluding Eaves) = 1145 sq ft / 106.4 sq m
Office = 157 sq ft / 14.6 sq m
Total = 1302 sq ft / 121.0 sq m
For identification only - Not to scale

Ground Floor

Office
5.21 x 2.75
17'1 x 9'0

Garden
14.89 x 6.89
48'10 x 22'7

Kitchen
4.77 max x
2.64 max
15'8 x 8'8

Reception /
Dining Room
7.60 max x
3.60 max
25'7 x 11'10

Up

Extends To
8.36 x 27'5

Second Floor

Eaves

4.03 max x
3.94 max
13'3 x 12'11

Dn

Eaves

Eaves

Eaves

First Floor

Bedroom
3.52 max x
3.34 max
11'7 x 10'11

Bedroom
4.30 x 3.43
14'1 x 11'3

Bedroom
2.41 max x
2.01 max
7'11 x 6'7

Up

Dn

CH = Ceiling Height

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 Hayes Park area in South Wales. A green pin is placed on Park Ln, just north of its intersection with Park Rd. Hayes Park is shown as a green area in the top left. Other roads visible include Raynton Dr, Woodrow Ave, Balmoral Dr, and Wood End Green Rd. The road number A4020 is marked on Park Rd. The Google logo and 'Map data ©2025' are in the bottom left corner.

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>	Current 67	Potential 79	<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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.