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Minet Drive, Hayes, UB3 3JN
£525,000

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

Description

This house brought to the market offers a perfect blend of comfort and convenience. The ground floor welcomes you with a fitted kitchen, a spacious reception room that provides a warm and inviting atmosphere, two bathrooms, as well as a utility room that adds practicality to daily living. The dining room completes the ground floor, creating a delightful space for family meals and gatherings.

Ascending to the first floor, you will find three bedrooms. The layout is thoughtfully designed to accommodate both family life and individual privacy.

Externally, the property boasts parking for residents, a valuable asset in this bustling area. The rear garden is a true highlight, predominantly laid to lawn, providing a serene outdoor space perfect for dining and entertainment.

Situation

Minet Drive 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.



Minet Drive, Hayes, UB3
Approximate Area = 1054 sq ft / 97.9 sq m
For identification only - Not to scale

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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estate agents

A Google Map of Hayes Town, showing a green location pin on Coldharbour Ln. The map includes labels for West Ave, Central Ave, Coldharbour Ln, Hitherbroom Rd, Hughes Rd, Glebe Rd, Miner Ln, Halsway, Station Rd, Crown Ct, Pump Ln, and Hayes Town. The Google logo and "Map data ©2025 Google" are visible at the bottom.

Energy Efficiency Rating	Current	Potential	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 Potential	74 46	<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>	Current Potential	74 46
England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC				

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