

Mellow Lane East

Hayes • Middlesex • UB4 8ER
Guide Price: £600,000



coopers
est 1986

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This well-presented and spacious three-bedroom detached family home has been modernised throughout, offering a blend of contemporary design and comfort. The ground floor features a porch, a 13ft kitchen, a 16ft dining room, a convenient downstairs W/C, and a generous 20ft living room perfect for family gatherings. Upstairs, the first floor comprises a 13ft main bedroom, an 11ft second bedroom, a 10ft third bedroom, and a modern family bathroom, providing ample space for a family to enjoy.

Three bedroom house

Detached

Great condition throughout

Sought after location

13ft kitchen

16 ft dining room

20ft living room

Downstairs w/c

Off street parking

South facing garden

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

This well presented and spacious three bedroom detached family home has been modernized throughout, making it ready to move straight into. The ground floor features a welcoming porch, a 13ft kitchen, a 16ft dining room, a downstairs W/C, and a generous 20ft living room. Upstairs, the first floor comprises a 13ft main bedroom, an 11ft second bedroom, a 10ft third bedroom, and a modern family bathroom.

Location

Mellow Lane East is a sought after residential road benefiting from easy access to the Uxbridge Road and all its amenities while offering views across open fields. There are well-regarded schools in close proximity along with bus/road links including the M40 with its links to London and the Home Counties while Hayes & Harlington British Rail Station (Crossrail 2022) is just over 1.5 miles away. Stockley Park and Heathrow Airport are also within easy reach along with Uxbridge Town Centre with its multitude of shops, bars, restaurants and Metropolitan/Piccadilly line station.

Outside

Outside, the property offers a paved driveway with off-street parking, and to the rear is a well-maintained, south-facing landscaped garden.



Schools:

Hewens Primary School 0.2 miles
De Salis Studio College 0.2 miles
Rosedale Primary School 0.5 miles



Train:

Hayes & Harlington station 1.8 miles
Hillingdon station 1.9 miles
West Drayton station 2.0 miles



Car:

M4, A40, M25, M40



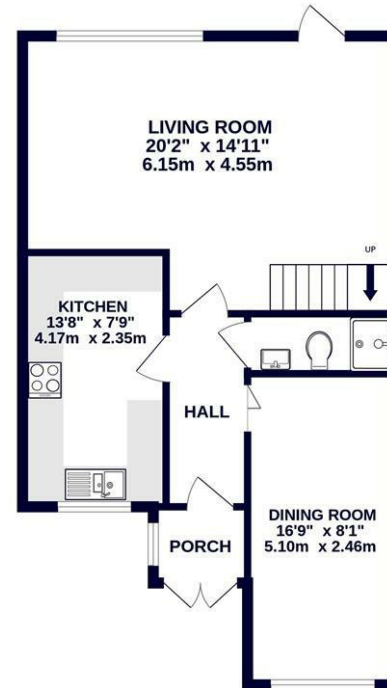
Council Tax Band:

E

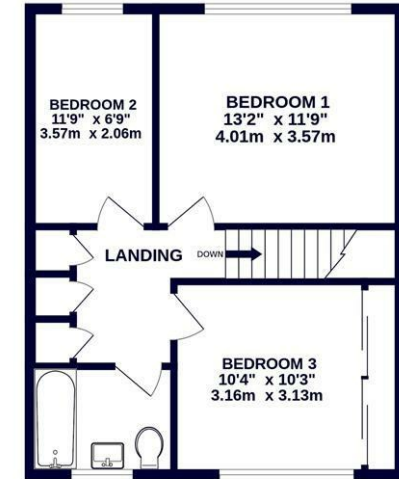
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



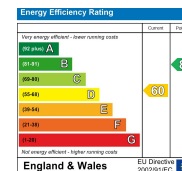
TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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