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& MILLER



Minterne Way, Hayes, UB4 0PD  
£500,000

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**£500,000**

- Three Bedrooms
- Popular Location
- Good Transport Links
- Large Rear Garden
- New Windows Installed
- House - Freehold
- Close To Southall Broadway
- Driveway
- Potential To Extend STPP
- Excellent Schools Nearby

## Description

A well-presented three-bedroom home in a sought-after residential location. Offering spacious accommodation and excellent extension potential (STPP), this property is ideal for families or buyers looking to create their perfect home.

This well-proportioned home offers a bright and airy reception/dining room, creating a welcoming space for everyday living and entertaining, along with a fitted kitchen.

Upstairs, the first floor comprises three bedrooms and a family bathroom.

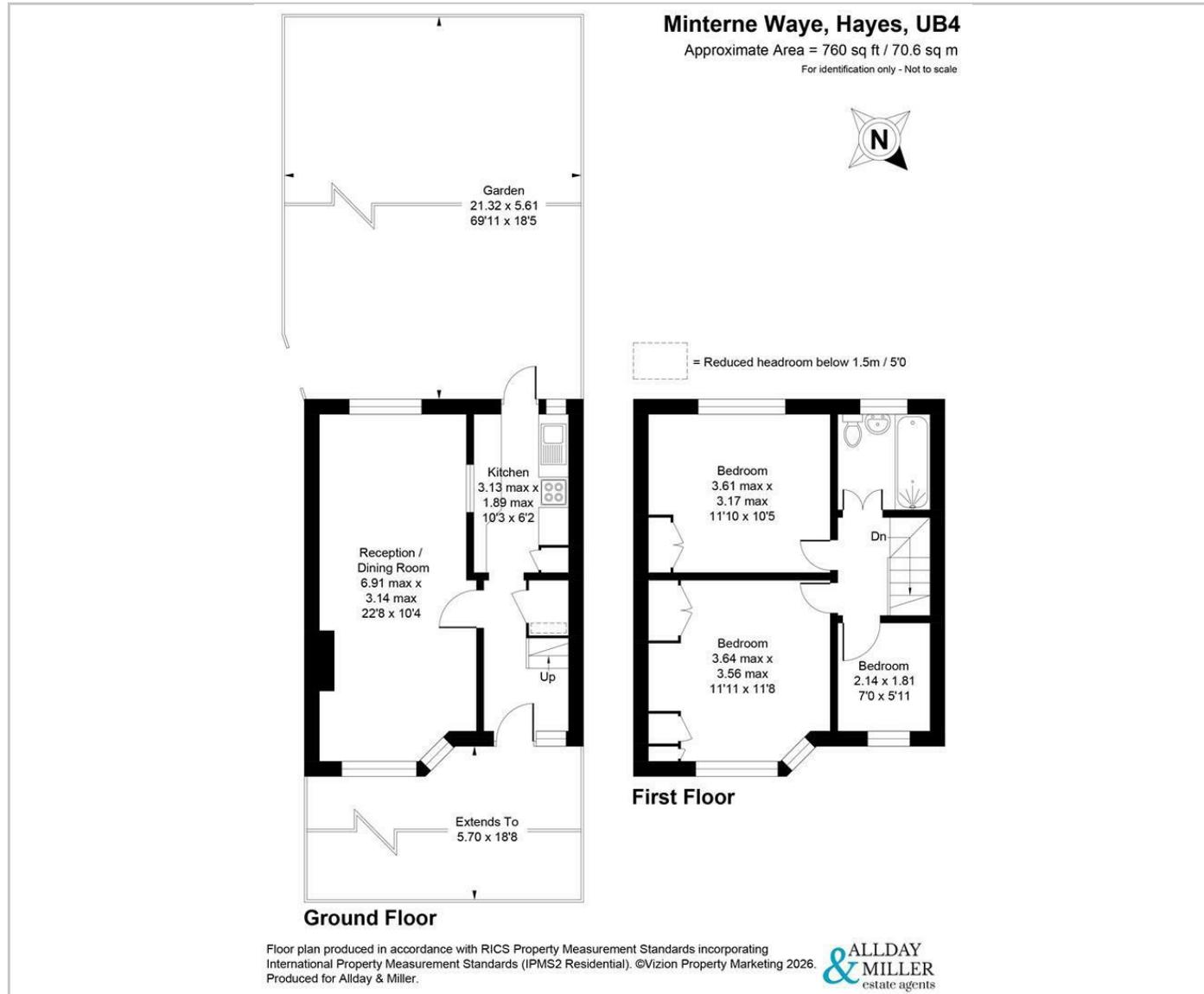
Outside, the property benefits from a front driveway providing off-road parking and a private rear garden, predominantly laid to lawn.

## Situation

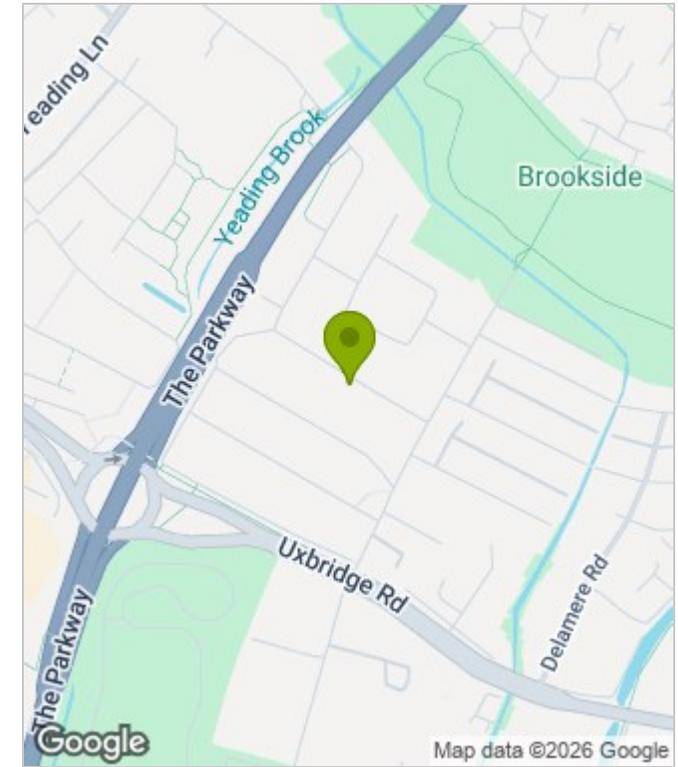
Minterne Way with its easy access to a number of local amenities including the Uxbridge Road with its variety of shops, cafes, takeaways and restaurants. A number of highly regarded schools including Yeading primary school and Barnhill Community high school are just a short drive away. Several road links with the M4/M25 and the A40 all within easy reach. For the commuters Hayes and Harlington station is an 7 minute drive away with the Elizabeth line giving easy links to central London and the surrounding area.



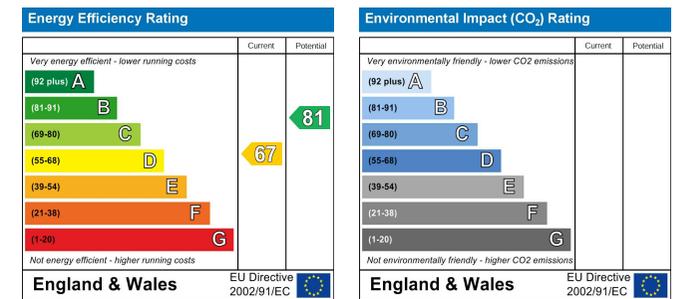
## Floor Plans



## Area Map



## Energy Performance Graph



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