

ALLDAY  
& MILLER



Pump Lane, Hayes, UB3 3FF  
£400,000

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**£400,000**

- Two Double Bedrooms
- 994 Years Lease Remaining
- Close Proximity To Elizabeth Line
- Allocated Parking Available
- Easy Access To Public Transport Links
- Ensuite Shower-room & Family Bathroom
- Excellent Condition Throughout
- Nearby To Local Amenities
- Situated Within A Private Development
- EPC Rating B

## Description

This well-presented home offers a delightful living experience, featuring a bright and airy open-plan reception room that seamlessly incorporates a dining area and a sleek fitted kitchen. This inviting space is ideal for both relaxing and entertaining, while also providing direct access to the balcony.

The property further benefits from two generously sized bedrooms, with the principal bedroom enjoying the added comfort of an en-suite bathroom. A second, well-appointed bathroom serves the remaining accommodation, while a separate utility room enhances the overall practicality of this thoughtfully designed home.

## Situation

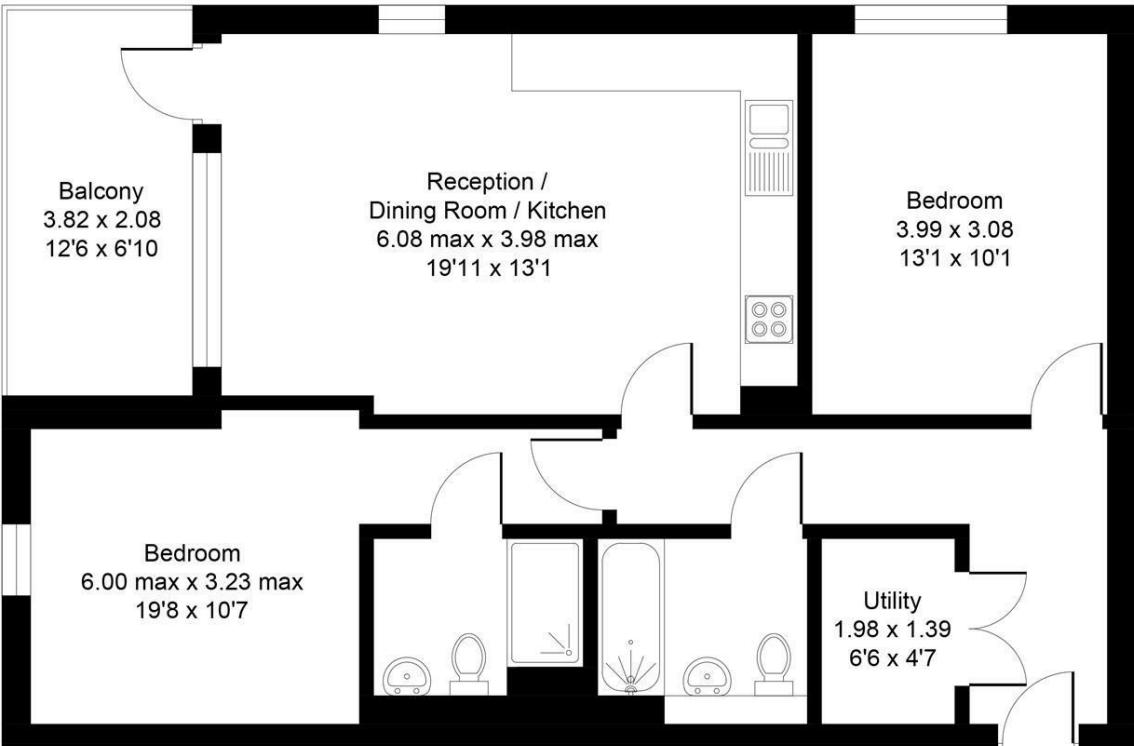
Carpenter House situated on Pump Lane in the prime location being in the heart of Hayes being close to a number of local amenities including the town centre with a number of local shops, cafes, takeaways and coffee shops. Hayes and Harlington station with the Elizabeth line is just moments away making the journey into central London a breeze. Along with the bus station providing several routes to the local surrounding area. A number of highly regarded schools within the local area including Harlington school and Botwell House Catholic primary school.



## Floor Plans



**Carpenter House, Pump Lane, Hayes, UB3**  
 Approximate Area = 797 sq ft / 74.0 sq m  
 For identification only - Not to scale

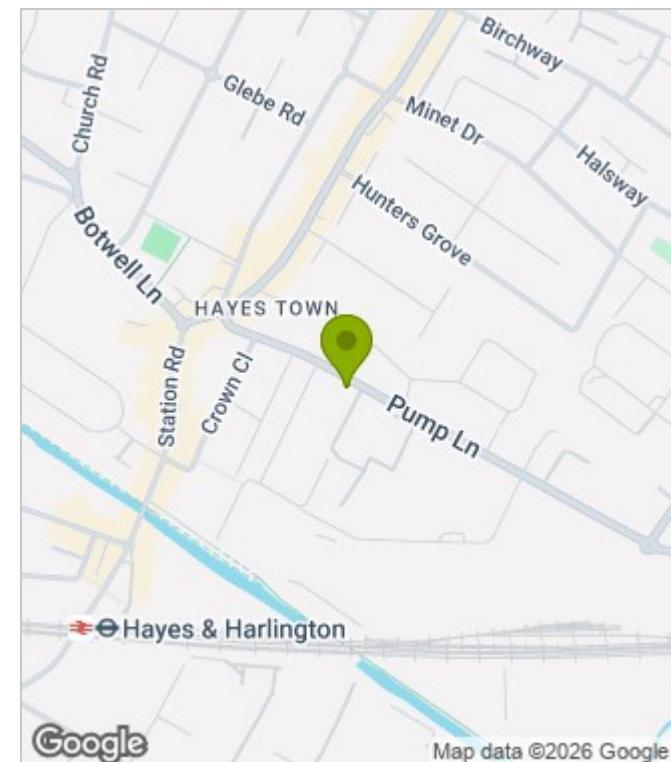


**Second Floor**

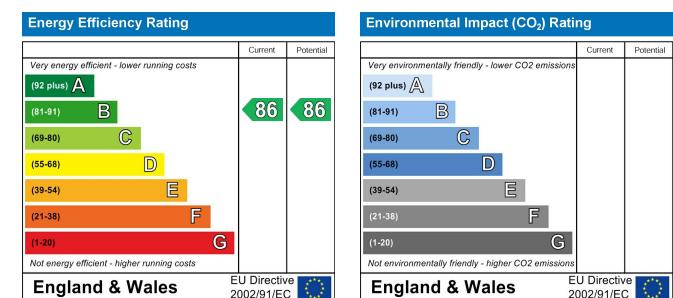
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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 estate agents

## Area Map



## Energy Performance Graph



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