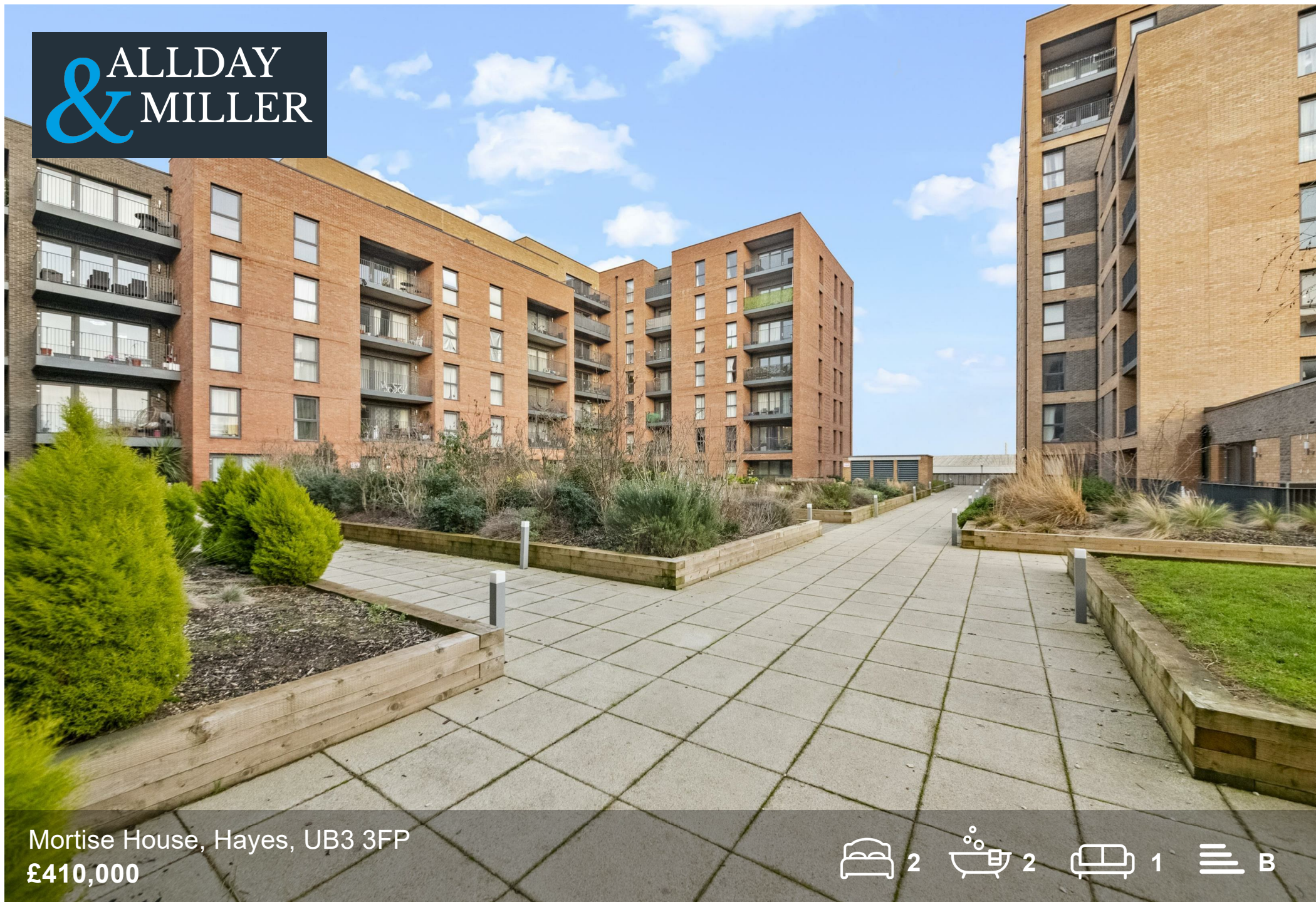


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Mortise House, Hayes, UB3 3FP
£410,000

2 2 1 B



Mortise House, Hayes, UB3 3FP

£410,000

- Two Double Bedrooms
- Large Private Balcony
- Great Condition
- Modern Fitted Integrated Kitchen
- 0.3 miles to Hayes & Harlington
- Secure Underground Parking
- Two Bathrooms
- Lift Access
- Long 900+ Year Lease
- EPC Rating: B

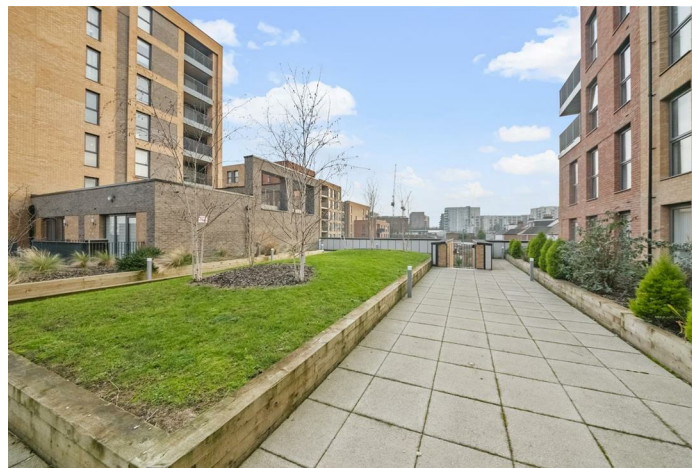
Description

This delightful home offers a perfect blend of comfort and modern living comprises of a spacious light filled reception with a modern fitted kitchen which provides access to the private balcony, two double bedrooms (master with ensuite) and to complete is a family bathroom.

Additionally, residents will benefit from dedicated parking, access to communal grounds and a bike shed.

Situation

Mortise House situated on Pump Lane is a prime location 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.



Chailey Place, Hayes, UB3
Approximate Area = 818 sq ft / 76.0 sq m
For identification only - Not to scale

CH = Ceiling Height

Fifth 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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A map of the Hayes Town area. The map shows several streets: Church Rd, Glebe Rd, Minet Dr, Halsway, Botwell Ln, Station Rd, Crown Cl, and Pump Ln. A green pin is located on Pump Ln. The Hayes & Harlington railway station is marked with a red and white icon. The map also shows a blue river or canal running through the area. The text 'HAYES TOWN' is written in the center. The Google logo is in the bottom left corner, and 'Map data ©2026 Google' is in the bottom right corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		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>				<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		83 83		England & Wales EU Directive 2002/91/EC			

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