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Heath Close, Hayes, UB3 5LA  
£350,000

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## Heath Close, Hayes, UB3 5LA

**£350,000**

- Two Double Bedrooms
- 130 Years Lease
- William Byrd Primary School is 0.6 miles
- New Bathroom
- 1.8 miles to Hayes & Harlington Station for Elizabeth Line
- Ground Floor Maisonette
- Floor To Ceiling Fitted Mirrored wardrobes
- New Kitchen & New Combi Valliant Boiler
- Walking Distance to Harlington High Street
- New Double Glazed Windows, Front And Kitchen Doors

## Description

This well-presented family home offers bright, spacious and versatile accommodation, ideal for modern living. The property boasts two generous double bedrooms, an airy reception room flooded with natural light creating a warm and inviting atmosphere, and a well-fitted kitchen/dining room providing ample space for cooking and dining. A contemporary family bathroom completes this home.

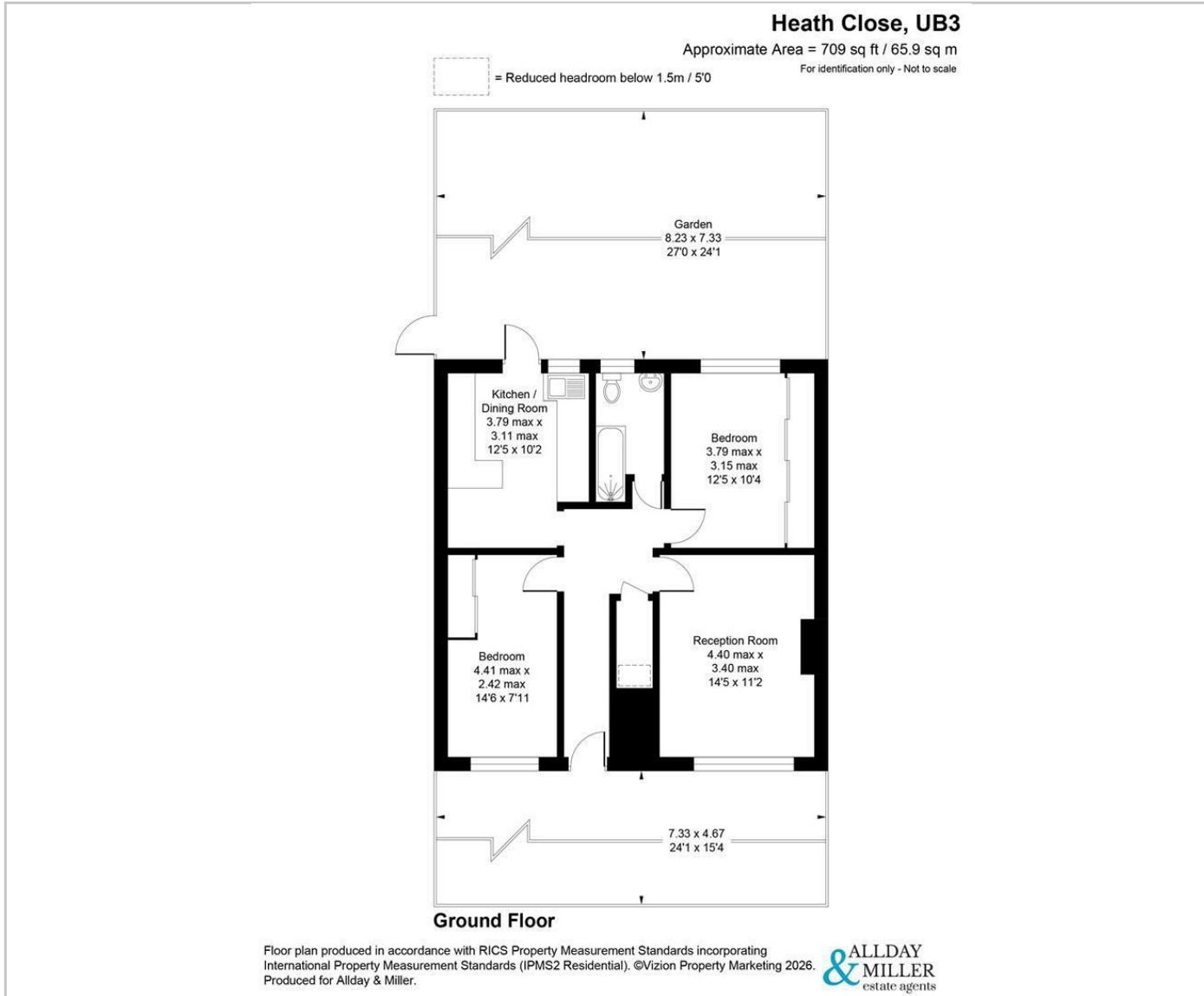
To the rear, the property benefits from a private garden, offering a wonderful outdoor retreat perfect for dining and entertainment.

## Situation

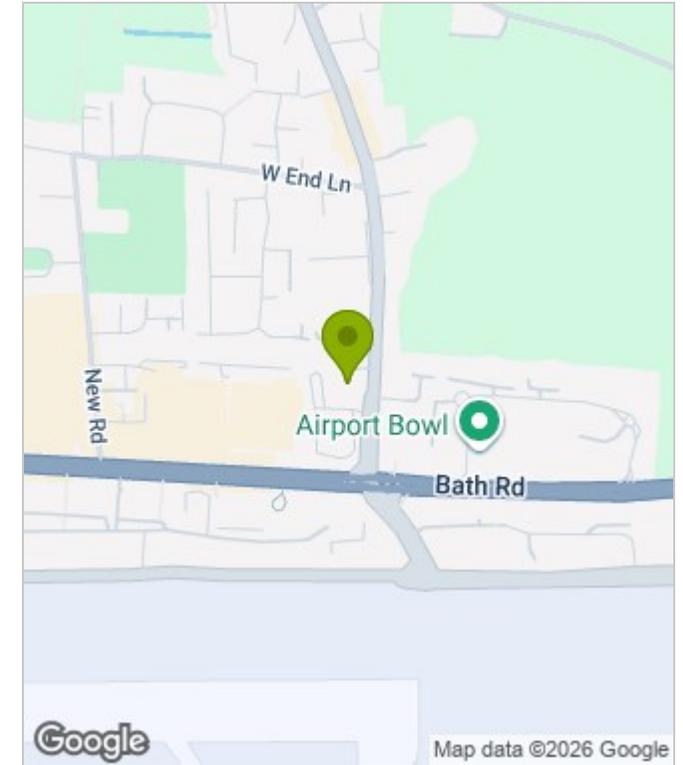
Located in a quiet residential cul-de-sac this property on Heath Close is ideally positioned approximately 1 mile from Hayes & Harlington Station, served by the Elizabeth Line, offering fast and direct links into Central London including Paddington, Bond Street, Tottenham Court Road and Heathrow Airport. The area is well served by reputable local schools, including Wiliam Byrd Infant and Nursery School for younger children and Parkside Studio College for secondary education, both conveniently located within easy reach of the property. Residents also benefit from close proximity to Hayes Town, which offers a variety of shops, supermarkets, cafés and everyday amenities, while excellent road links via the A312, A40 and M4 provide straightforward connections into London and the surrounding areas.



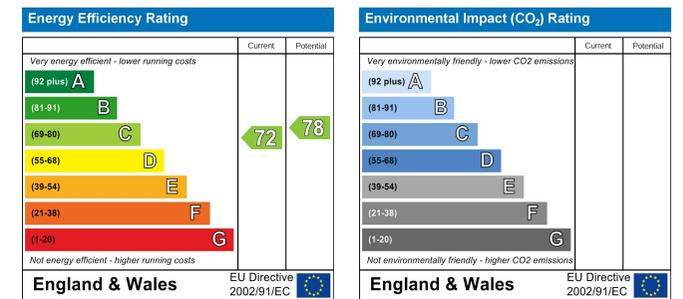
## Floor Plans



## Area Map



## Energy Performance Graph



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