

ALLDAY  
& MILLER



Botwell Lane, Hayes, UB3 2AE  
£850,000

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## Botwell Lane, Hayes, UB3 2AE

**£850,000**

- Substantial Plot With Potential For Development (STPP)
- Several Options to Enable Working From Home
- Immaculate Condition Throughout
- Exclusive Opporutunity Within The Area
- Unique Opportunity
- Mixed Use Options With Potential For Commercial
- Various Out Buildings
- Prime Location On Botwell Lane
- Prime Location a Short Walk From Hayes & Harlington Station
- Close Proximity To Nearby Schools & Shops

## Description

Situated on a large plot, this substantial five-bedroom home offers spacious and versatile living accommodation arranged over two floors.

The ground floor comprises a welcoming reception room, a fitted kitchen/dining room, a useful utility room with a WC and a downstairs bedroom with the benefit of an en-suite bathroom.

To the first floor, the property enjoys four further bedrooms along with a family bathroom.

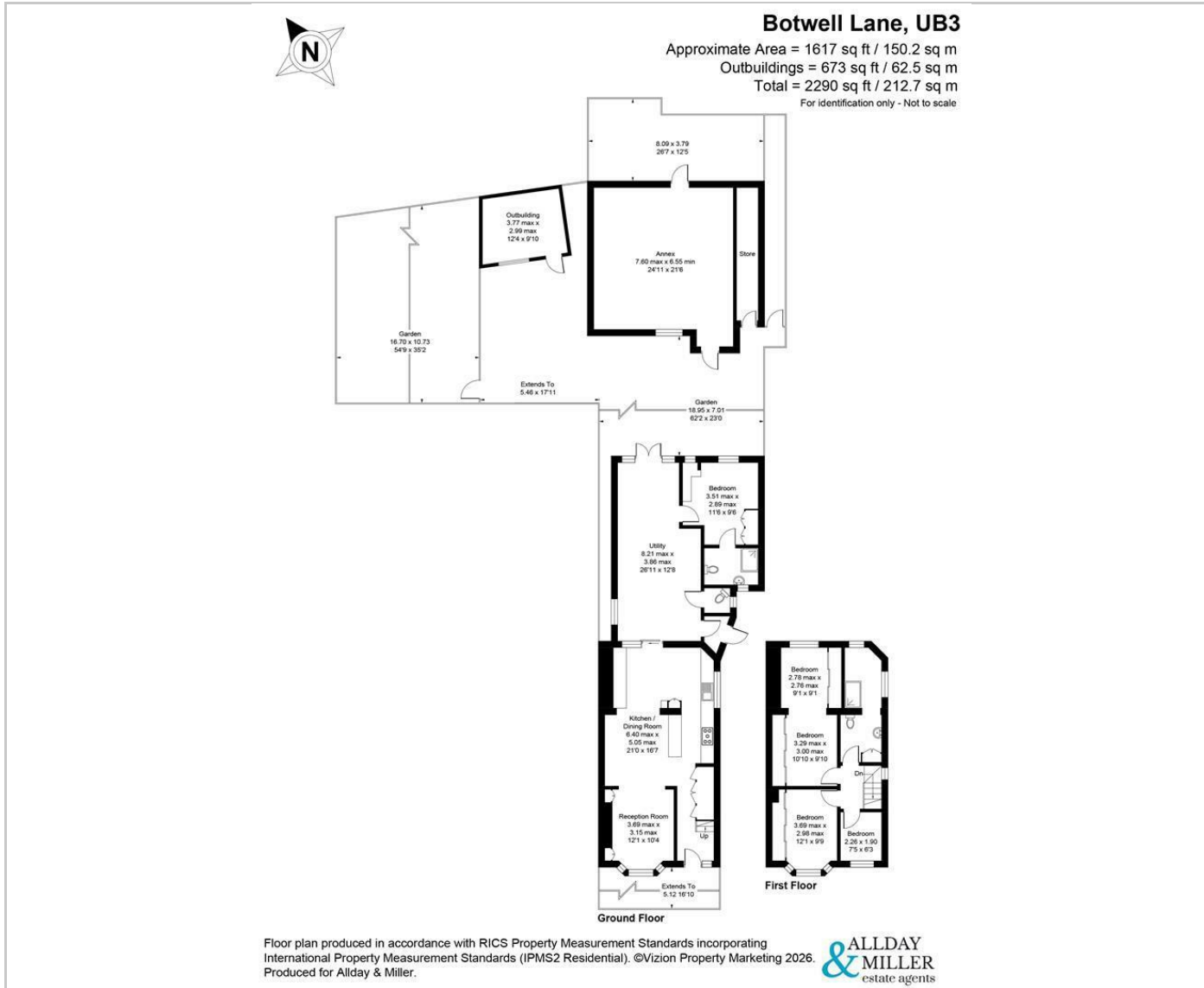
Externally, the home benefits from a front drive providing off-street parking. To the rear there is a private garden which also includes an annex and additional outbuilding.

## Situation

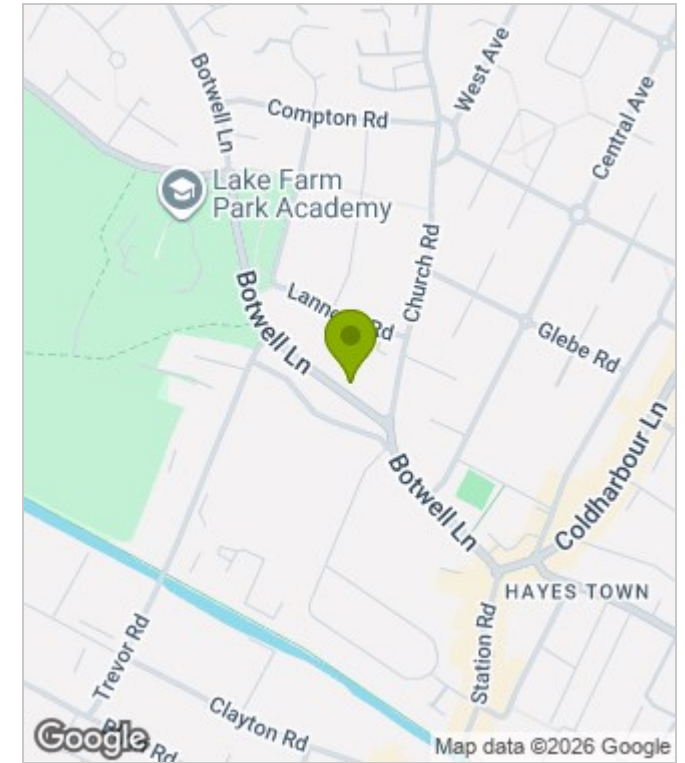
Botwell Lane situated in the heart of Hayes, being just moments from the Uxbridge Road with its variety of local shops, restaurants, takeaways and coffee shops. For the commuters Hayes and Harlington station with the Elizabeth line is just a short walk way making the journey into central London a breeze. A number of local bus routes to local amenities including Heathrow airport, Brunel university, Uxbridge collage and Uxbridge town centre. The area is served by many highly regarded schools including Botwell House Primary and Barnhill community high school.



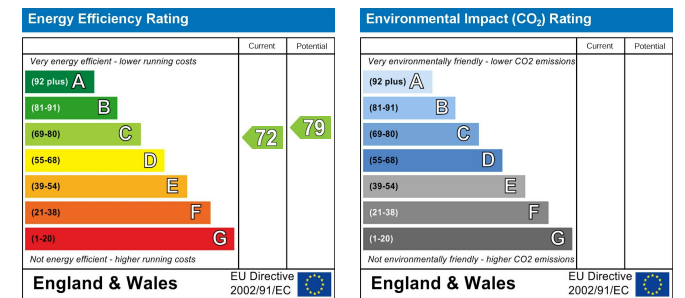
## Floor Plans



## Area Map



## Energy Performance Graph



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