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Tollgate Drive, Hayes, UB4 0NP
£450,000

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- Attractive two-bedroom semi-detached home
- Bright and versatile conservatory extension
- Two well-proportioned bedrooms
- Private rear garden with excellent outdoor space
- Useful entrance hall with excellent storage potential
- Generous 848 sq ft / 78.8 sq m of accommodation
- Spacious main reception room
- Separate fitted kitchen with garden access
- Off-street parking for multiple vehicles
- Ideal first-time purchase or investment opportunity

Description

This well-proportioned two-bedroom home offers approximately 848 sq ft of accommodation and would make an excellent choice for those looking for a comfortable home with well-balanced living space.

The ground floor comprises an entrance hall, a separate kitchen and a spacious reception room, which leads through to a bright conservatory overlooking the rear garden. The garden provides a generous outdoor space, ideal for relaxing and entertaining.

To the first floor are two well-sized bedrooms, together with a family bathroom.

There is off street parking to the front.

Situation

Tollgate Drive just moments from the Uxbridge Road in Hayes. Southall station being just a short drive away with the Elizabeth line, offering several links to Central London and the surrounding. Hayes town within a short distance away with its variety of local shops, restaurants and coffee shops. For the wider range of shopping facilities local bus routes to Southall, Ealing Broadway and Uxbridge town centre. The area is served by a number of high regarded schools in the local area including Barnhill community high school and Hambrough Primary School.



Tollgate Drive, UB4
Approximate Area = 848 sq ft / 78.8 sq m
For identification only - Not to scale

Ground Floor

Garden
10.36 x 6.02
34'0 x 19'9

Conservatory
3.72 x 2.30
12'2 x 7'7

Reception Room
4.54 max x 3.83 max
14'11 x 12'7

Kitchen
3.51 x 2.57
11'6 x 8'5

Entrance Hall
4.82 x 1.83
15'10 x 6'0

Up

First Floor

Bedroom
3.79 max x 2.61 max
12'5 x 8'7

Bedroom
4.51 max x 4.00 max
14'10 x 13'1

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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

A Google Map of Brookside, Ontario, showing a green location pin on Delamere Rd. The map includes labels for Brookside, Delamere Rd, The Broadway, Ranelagh Rd, Leading Brook, Dane Rd, and Potts Rd. The Google logo and "Map data ©2026 Google" are visible at the bottom.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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>	75	80	<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			England & Wales EU Directive 2002/91/EC

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