

ALLDAY
& MILLER



Yeading Lane, Hayes, UB4 0EY
£560,000

3 1 2 D



Yeading Lane, Hayes, UB4 0EY

£560,000

- Three Bedrooms
- Freehold
- Potential Of Loft Conversion STPP
- Downstairs WC
- Close To Uxbridge Road
- Semi-Detached
- Extended To The Rear
- Double Garage / Outbuilding
- Great Schools Locally
- Easy Reach To Elizabeth Line Station

Description

This well presented home is brought to the market ideal for family living comprising of an entrance porch, two reception rooms, downstairs WC, modern fitted kitchen which leads you to the conservatory overlooking and providing access to the rear garden.

The first floor enjoys three generously sized bedrooms and a family bathroom.

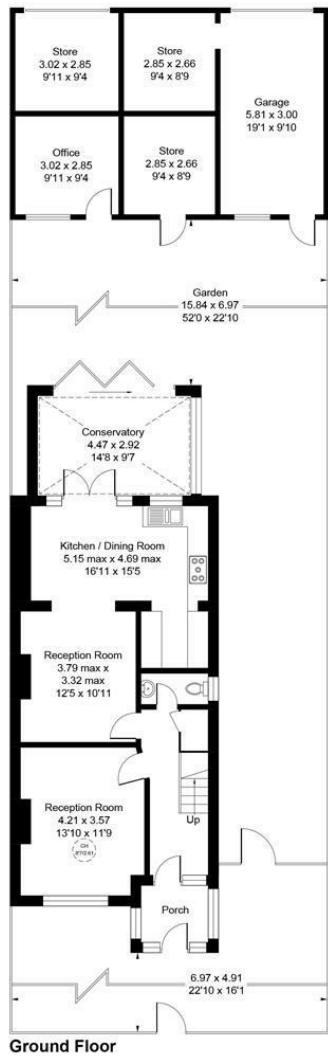
A gated front garden leads you to the front door. To the rear is a private garden mainly laid to lawn with an office, store cupboard and garage to the rear, ideal for extra storage space.

Situation

Yeadng Lane a popular residential road in the heart of North Hayes. With easy access to a variety of local amenities including Lombardy Retail Park (within walking distance) and the Uxbridge Road with its array of shops and restaurants. Transport links here provide popular bus routes, the M4/A40 road links (providing access to London and The Home Counties), Heathrow Airport reachable in 10 minutes by car. The Elizabeth Line runs from Hayes & Harlington Station being just a short drive away making the commute into Central London a breeze. A number of highly rated schools including Yeadng Primary School and Barnhill Secondary School also within close proximity.



Floor Plans



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

ALLDAY
&
MILLER
estate agents

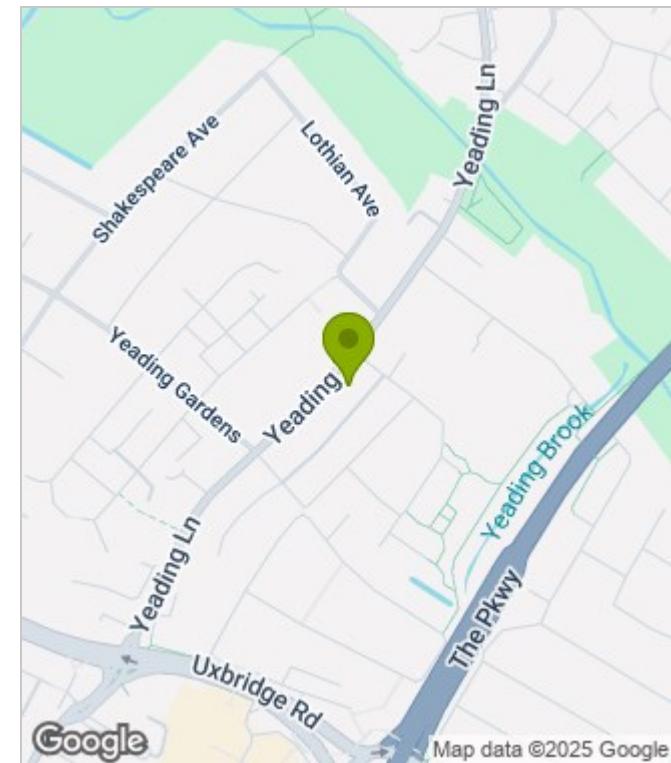
Yeading Lane, Hayes, UB4

Approximate Area = 1313 sq ft / 122.0 sq m
Outbuilding = 564 sq ft / 52.4 sq m
Total = 1877 sq ft / 174.4 sq m

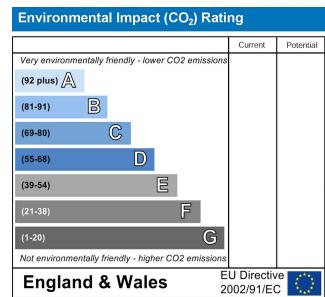
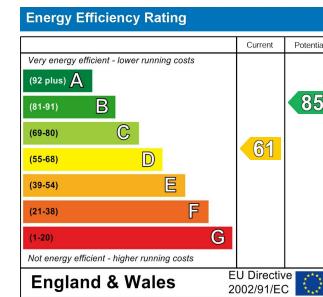
For identification only - Not to scale



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.