

**ALLDAY  
& MILLER**



45 Pump Lane, Hayes, UB3 3FF  
**£290,000**

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- One Bedroom Apartment
- Over 500 Sq Ft
- 995 Years Lease
- Modern Build With Contemporary Appeal
- Secure CCTV System Throughout
- Outdoor Balcony Space
- Public Transport Links Nearby
- Close Proximity To Elizabeth Line
- Chain Free
- High EPC Rating

## Description

A charming and well-presented home that is perfect for those seeking comfort and convenience.

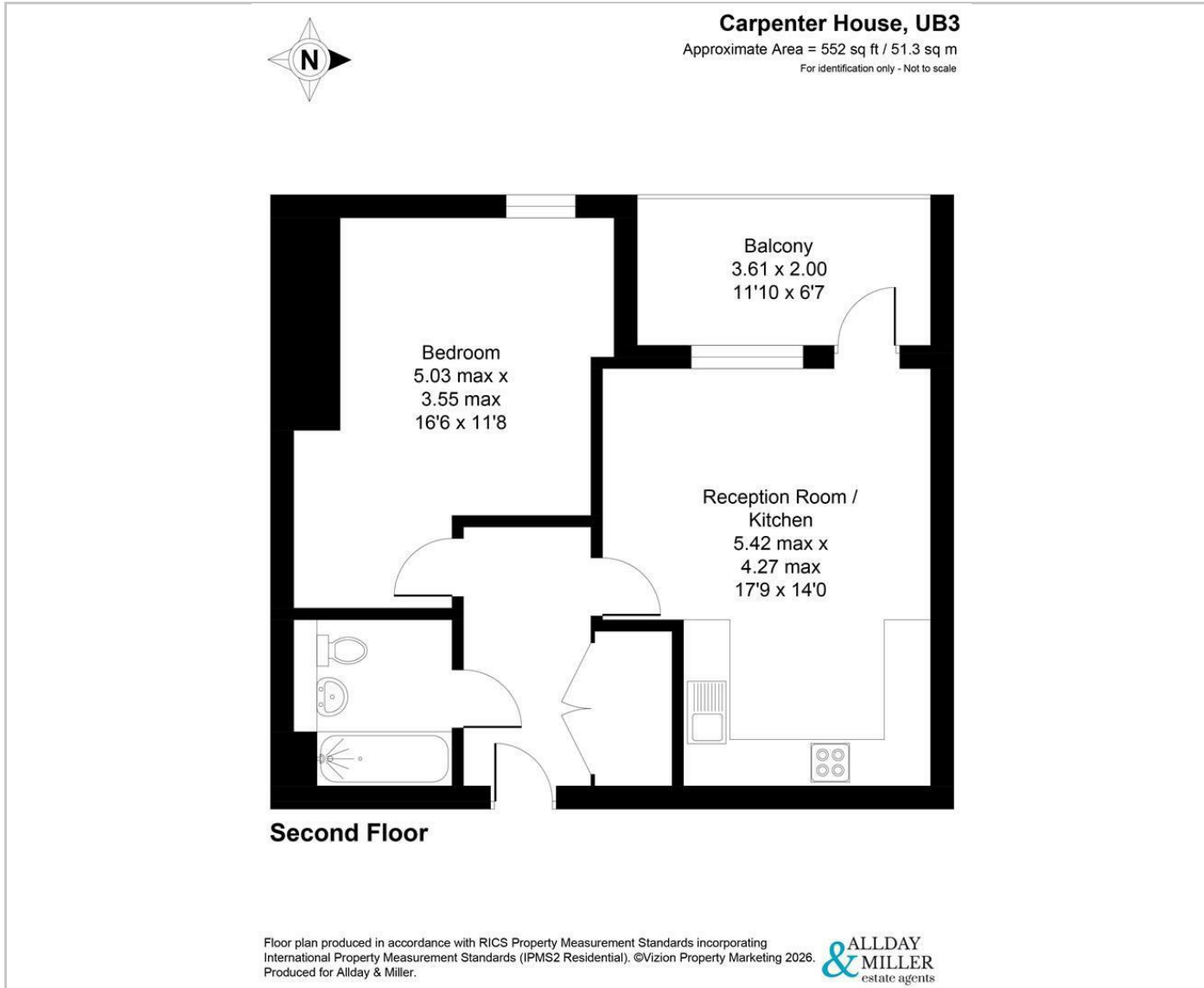
This delightful house features a spacious double bedroom an open plan reception and dining room is a standout feature, seamlessly integrating with a fitted kitchen that is both functional and stylish. From the reception area, you can access a lovely balcony. Completing this floor is a modern bathroom, designed with contemporary fixtures which completes this home.

## Situation

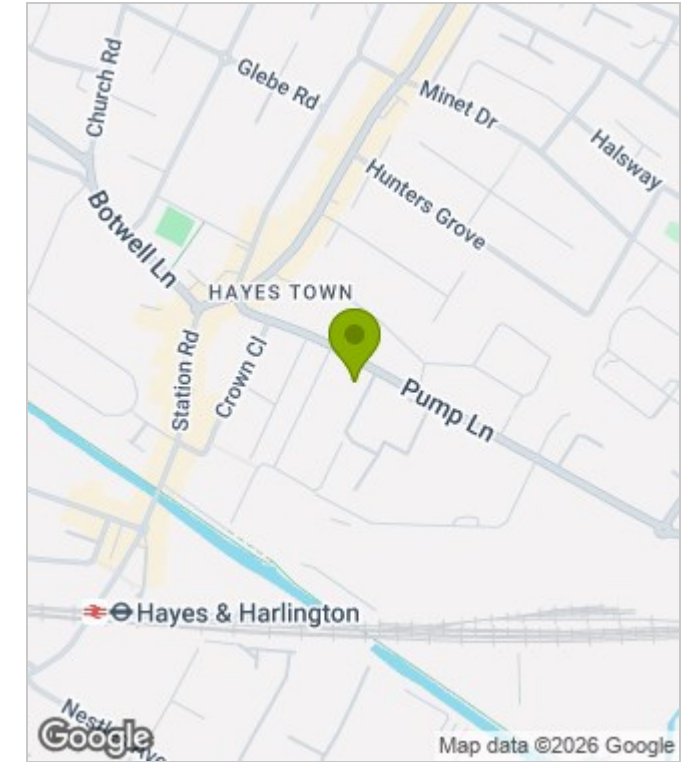
Carpenter House situated on Pump Lane in the prime location being in the heart of Hayes being close to a number of local amenities including the town centre with a number of local shops, cafes, takeaways and coffee shops. Hayes and Harlington station with the Elizabeth line is just moments away making 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.



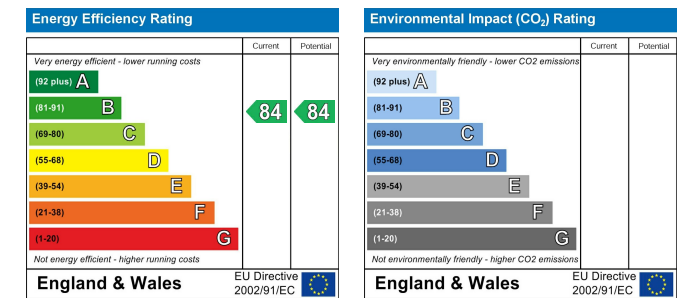
## Floor Plans



## Area Map



## Energy Performance Graph



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