

ALLDAY
& MILLER



Rosslyn Close, Hayes, UB3 2SU
£285,000

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- Spacious two-bedroom first-floor maisonette.
- Bright 15'8 reception room with excellent natural light.
- Large principal double bedroom.
- Good decorative order throughout.
- Peppercorn ground rent with no service charge.
- Approximately 620 sq ft (57.6 sq m) of accommodation.
- Modern 20'6 fitted kitchen with ample storage.
- Three-piece family bathroom.
- 99-year lease remaining.
- Convenient location close to shops, schools and transport links.

Description

Allday & Miller present this modern two bedroom maisonette, situated in a popular location moments from an Elizabeth Line station.

Ideal for first-time buyers, downsizers, or investors, the property provides a practical layout with well-balanced accommodation and is conveniently located close to local amenities, transport links, and well-regarded schools.

The property comprises a bright and spacious reception room, a fitted kitchen, two well-proportioned bedrooms, and a modern bathroom.

Situation

Nestled in a quiet cul-de-sac in Rosslyn Close, this charming home offers the perfect balance of peaceful residential living and excellent connectivity. Ideally situated just a short distance from Hayes & Harlington station with Elizabeth Line and National Rail services, commuters enjoy swift access to Central London, Heathrow Airport, and beyond. Families will appreciate the proximity to highly regarded schools such as Rosedale Primary, Wood End Park Academy, and Hewens Primary, with secondary schools like Parkside Studio College nearby. Local amenities, shops, cafés, and supermarkets are within easy reach along Uxbridge Road and Hayes town centre, while green spaces and parks provide leisure options for all ages. Well-served by bus routes and with excellent road access to the A312, A40, M4, and M25.



Rosslyn Close, UB3
Approximate Area = 620 sq ft / 57.6 sq m
For identification only - Not to scale

Ground Floor **First Floor**

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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A map of the Hayes End area. Hayes End Community Park (Recreation...) is shown in green on the left. Uxbridge Rd runs diagonally across the middle. Hayes End Dr is at the top. North Rd, Tudor Rd, and Cromwell Rd are in the lower half. Rosedale College is marked with a school icon on the right. A green pin is located near the intersection of Uxbridge Rd and Hayes End Dr. The map includes the Google logo and 'Map data ©2026' at the bottom.

Energy Efficiency 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		78	78
<i>Not energy efficient - higher running costs</i>			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<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			

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