



## Dorchester Way, Hayes, Middlesex, UB4 0HY

- Four Bedrooms
- Large Reception Room with Bi-Folding Doors to Kitchen
- Ground Floor WC & Additional WC to Loft Bedroom
- Off Street Parking
- Quiet Location

- Semi Detached House
- Extended Modern Fitted Kitchen
- Modern First Floor Shower Room
- Low Maintenance Paved Garden with Rear Access for Residents
- EPC Rating D / Council Tax Band D

**Asking Price £725,000**



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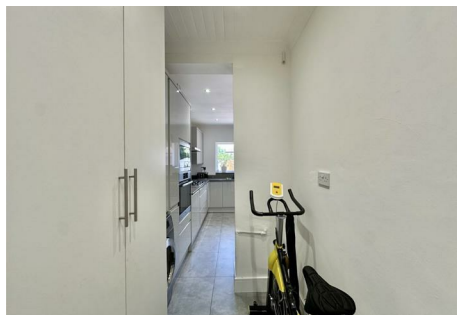


Situated on Dorchester Way in North Hayes is this well presented and vastly extended four bedroom semi detached home in fantastic condition throughout. The property occupies three floors and provides further extension potential subject to planning permission.

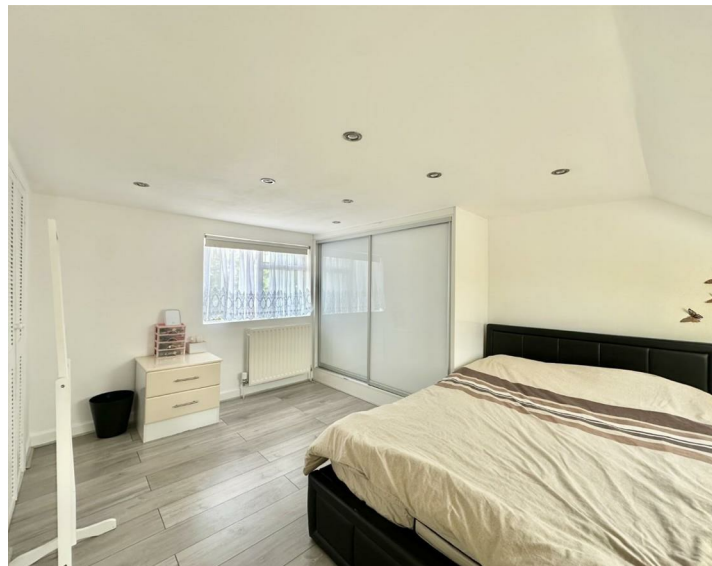
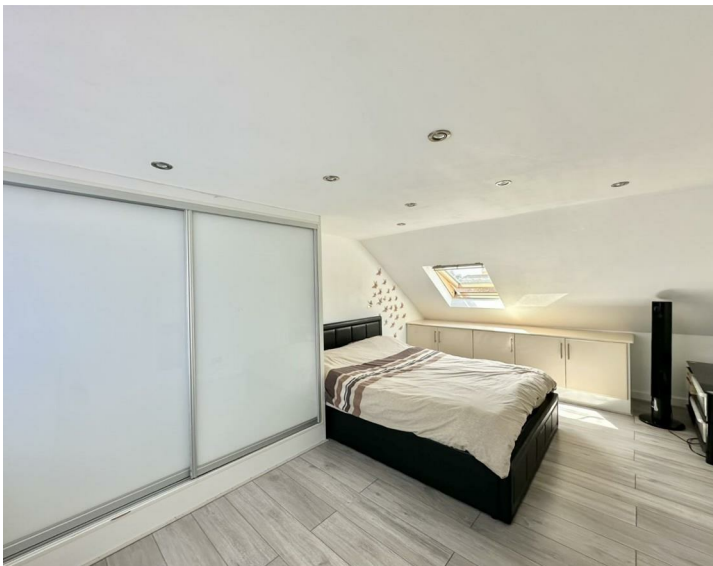
The property comprises entrance porch to hall, large reception room/through lounge with bi-folding doors to the extended modern fitted kitchen, ground floor wc and utility area, three first floor bedrooms with a modern shower room suite and to the second floor a master bedroom with walk in closet and separate wc. Both the master bedroom to the top floor and front bedroom benefit from fitted wardrobes along with the entire property being recently redecorated with painting and flooring. Gas central heating and double glazing are also installed throughout the property.



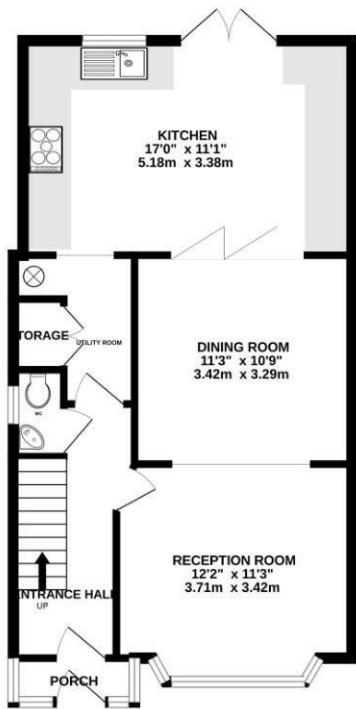
Situated in a quiet residential setting, Dorchester Way offers an ideal blend of suburban comfort and everyday convenience in Hayes. The area is popular with families and commuters alike, benefiting from well-regarded local schools, nearby parks and excellent transport connections. Hayes & Harlington station, with Elizabeth Line services into Central London and Heathrow, is within easy reach, while local shopping facilities, supermarkets and leisure amenities are all close by. The neighbourhood also enjoys access to green open spaces including Minet Country Park and Lake Farm Country Park, making it a well-connected yet community-focused place to call home.



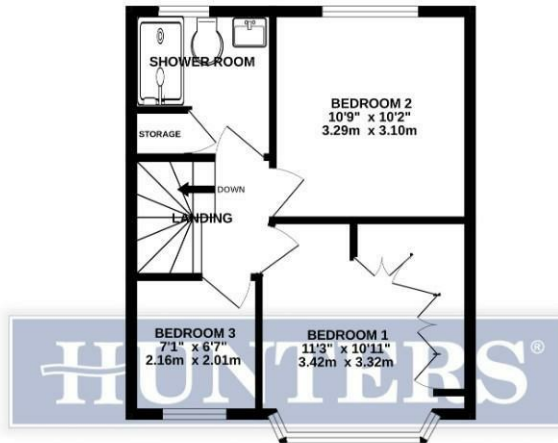
# Dorchester Way, Hayes, Middlesex, UB4 0HY



GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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