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Abbey Close, Hayes, UB3 3PJ
£430,000

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£430,000

- Well-Presented 3-Bedroom Home in a quiet, family-friendly cul-de-sac
- Three Good Sized Bedrooms
- Allocated Parking For Two Cars
- Convenient Access To Local Amenities
- Over 700 Sq Ft
- Spacious Living Area with plenty of natural light
- Private Rear Garden with Outbuilding
- Excellent Transport Links
- Freehold
- Potential To Extend (STPP)

Description

This well presented home offers a delightful blend of comfort and practicality. As you step inside, you are welcomed by a spacious reception room that flows seamlessly into a fitted kitchen, creating an inviting space, also provides convenient access to the rear.

Venturing to the first floor, you will discover two well proportioned bedrooms, ideal for family living and a modern bathroom completes this floor.

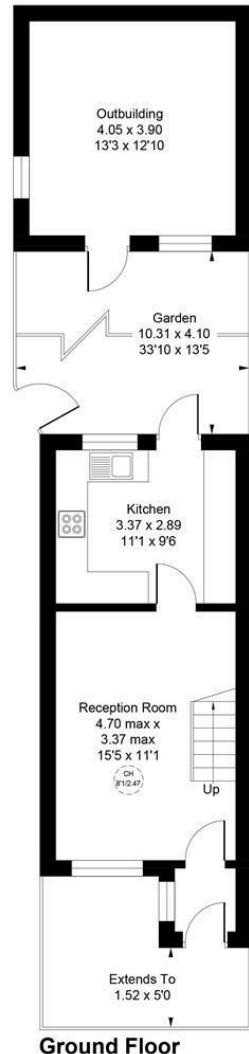
Additionally, the rear garden features an outbuilding, which presents a fantastic opportunity for a home office, workshop, or extra storage space.

Situation

Abbey Close located in the heart of Hayes. The town centre just moments away with a variety of local cafes, coffee shops, Botwell leisure centre and supermarkets. Hayes and Harlington station is just a short drive away with the Elizabeth line giving easy links to central London and back towards Heathrow and Reading. Also benefits from being close to multiple bus links connecting you to all local areas such as Uxbridge, Northolt, Greenford, Heathrow, Ealing and Harrow. The M25, M4 motorways are just a short drive away. A number of highly regarded schools in the local area including Botwell House Catholic Primary School and Harlington secondary school.



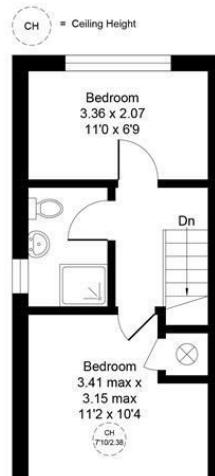
Floor Plans



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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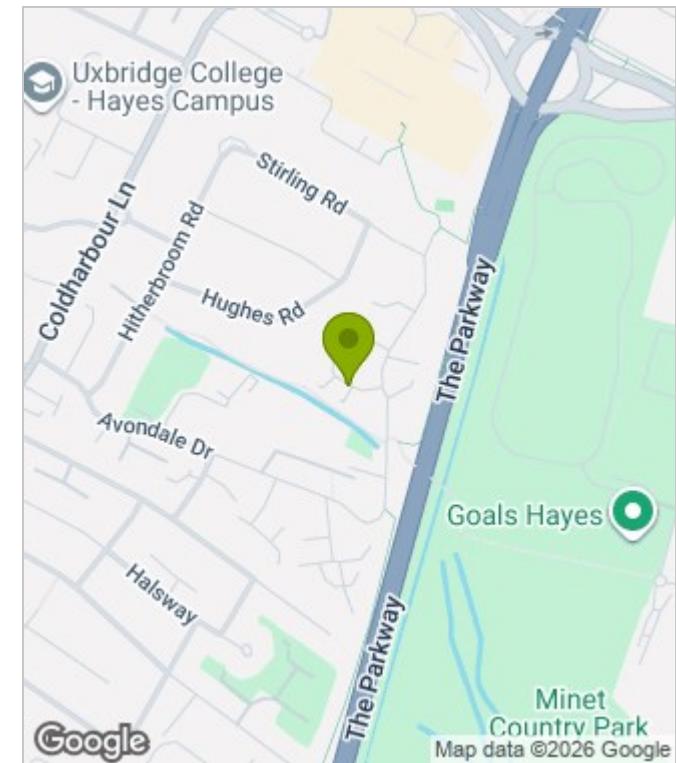
Approximate Area = 588 sq ft / 54.6 sq m
Outbuilding = 172 sq ft / 16.0 sq m
Total = 760 sq ft / 70.6 sq m
For identification only - Not to scale



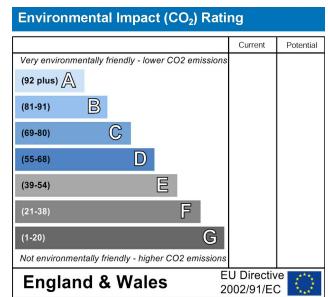
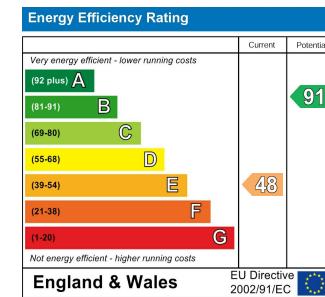
First Floor

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Area Map



Energy Performance Graph



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