

ALLDAY
& MILLER



Waylands, Hayes, UB3 2QU
£415,000

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- Two Bedrooms
- Front & Rear Gardens
- Chain Free Sale
- Close To An Elizabeth Line Station
- Freehold House
- Garage
- Great Transport Links
- Good Condition Throughout

Description

Allday & Miller present this chain free two bedroom freehold house situated in a quiet cul-de-sac. The property benefits from a garage in a block.

Spacious and bright two-bedroom home offering well-balanced accommodation, ideal for first-time buyers, downsizers or investors.

The ground floor features a fitted kitchen and a generous reception/dining room with plenty of natural light.

Upstairs offers two well-proportioned bedrooms and a family bathroom. This property has the potential to become three bedrooms on the first floor, similar houses on the road have done this.

Externally, the property benefits from a garage, private rear garden, perfect for relaxing or entertaining.

Situation

Situated in a well-connected residential area of Hayes, the property is conveniently located close to Hayes Town Centre, offering a wide range of supermarkets, shops, cafés, restaurants and everyday amenities. Hayes & Harlington Station (Elizabeth Line) is approximately 1.5 miles away, providing fast connections into Central London and Heathrow Airport. The property is also within easy reach of Rosedale Primary School and Wood End Park Academy, making it well positioned for a range of local amenities and transport links.



Waylands, Hayes, UB3
Approximate Area = 763 sq ft / 70.9 sq m
For identification only - Not to scale

Ground Floor

Garden
7.02 x 4.58
23'0 x 15'0

Reception /
Dining Room
4.39 x 4.25
14'5 x 13'11

Up

Kitchen
3.28 x 2.57
10'9 x 8'5

4.25 x 1.69
13'11 x 5'7

12.85 x 4.78
42'2 x 15'8

First Floor

Bedroom
4.24 x 3.48
13'11 x 11'5

Dn

Bedroom
3.30 max x
2.73 max
10'10 x 8'11

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. A green pin is located at the intersection of North Rd and Tudor Rd. To the northwest is Hayes End Community Park (Recreation...). To the southeast is Rosedale College, marked with a school icon. Roads shown include A4020, Hayes End Dr, Uxbridge Rd, Kingsway, North Rd, Tudor Rd, Cromwell Rd, York Ave, and Bishops Rd. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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 <i>Not energy efficient - higher running costs</i>	Current 77	Potential 89	<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		England & Wales EU Directive 2002/91/EC	

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