

Minterne Waye

Hayes • Middlesex • UB4 0PE
Offers In Excess Of: £520,000



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Minterne Way

Hayes • Middlesex • UB4 0PE

A three bedroom, semi-detached house situated on Minterne Way, a sought after residential road in North Hayes offering easy access to a number of local amenities, a number of highly regarded schools and road links with the M4/M25 and the A40 all within a short drive. The property comprises 20ft living room, 13ft dining room and 10ft kitchen. The first floor comprises 11ft main bedroom, 10ft second bedroom, 9ft third bedroom and family bathroom. Outside there is off street parking and private rear garden.

Three bedroom house

Semi-detached

Potential to extend (S.T.P)

No onward chain

Sought after location

20ft living room

10ft kitchen

11ft main bedroom with fitted wardrobes

Private rear garden

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

A three bedroom, semi-detached house that has been offered to the market with no onward chain and great potential subject to the usual planning consents whilst the current rooms are generously sized. The property comprises 20ft living room, 13ft dining room and 10ft kitchen. To the first floor, there is the 11ft main bedroom with fitted wardrobes, 10ft second bedroom, 9ft third bedroom and family bathroom.

Location

Minterne Way is a sought after residential road in North Hayes offering easy access to a number of local amenities including both Yeading Lane & Kingshill Avenue and its variety of shops along with a number of highly regarded schools including Barnhill Community High School and road links with the M4/M25 and the A40 all within a short drive.

Outside

This home offers off street parking for multiple cars, whilst the landscaped, private rear garden has been mainly laid to lawn.





Schools:

Yeading Infant and Nursery School 0.2 miles
Barnhill Community High School 0.8 miles
Featherstone Primary and Nursery School 1.4 miles



Train:

Southall Station 1.2 miles
Hayes & Harlington Station 1.5 miles
Northolt Station 2.5 miles



Car:

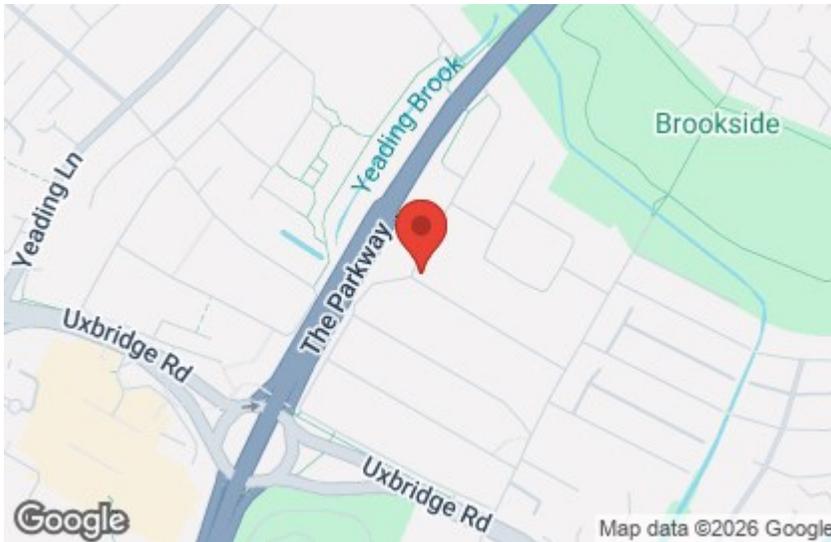
M4, A40, M25, M40



Council Tax Band:

D

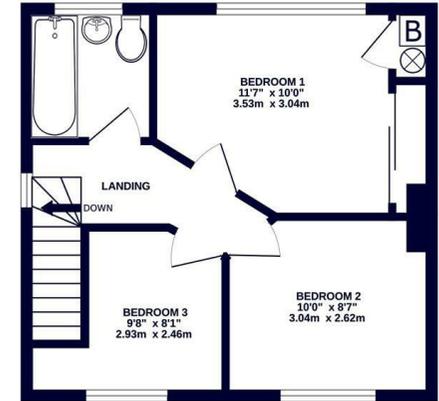
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
Energy Efficiency Rating		63	88
England & Wales		03 September 2022/01/2025	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.