



Hemmen Lane, Hayes, UB3 2JG
£400,000





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- Beautifully presented two bedroom mid terraced home.
- Contemporary fitted kitchen with ample worktop and storage space.
- Modern first-floor family bathroom complemented by a convenient ground-floor /WC.
- Bright and spacious interior with a practical layout designed to maximise every square foot.
- Conveniently situated within easy reach of local schools, shops, transport links and amenities,
- Stunning 22ft open-plan reception, dining and kitchen area, creating the perfect space for modern family living and entertaining.
- Two well-proportioned double bedrooms, both offering excellent natural light and comfortable accommodation.
- Generous private rear garden measuring approximately 25ft.
- Excellent opportunity for first-time buyers, young families or buy-to-let investors seeking a ready-to-move-into home
- Offered at £425,000, presenting outstanding value for a modern freehold home in this sought-after Hayes location.

Description

Offering comfortable living throughout, this property is perfectly positioned for those seeking a home close to local amenities, transport links, and highly regarded schools.

The ground floor comprises a spacious reception/dining room, a fitted kitchen, and a convenient downstairs WC.

To the first floor are two well-proportioned bedrooms and a family bathroom.

Situation

Situated in a convenient residential location in Hayes, this home offers excellent access to a range of local amenities and transport links. Hayes & Harlington Station (Elizabeth Line) is within easy reach, providing fast connections into Central London, Heathrow Airport and beyond. Families are well catered for with a selection of highly regarded schools nearby, including Lake Farm Park Academy, Botwell House Catholic Primary School and Harlington School. Residents can also enjoy the shops, cafés and restaurants of Hayes Town Centre and the nearby Lombardy Retail Park, while the M4, A312 and Heathrow Airport are all easily accessible.



Hemmen Lane, UB3
Approximate Area = 624 sq ft / 58.0 sq m
For identification only - Not to scale

Ground Floor

Garden
7.51 x 4.99
24'8 x 16'4

Reception /
Dining Room / Kitchen
6.98 max x
3.68 max
22'11 x 12'1

Up

First Floor

Bedroom
3.72 max x 3.13 max
12'2 x 10'3

Bedroom
3.73 max x
3.00 max
12'3 x 9'10

Dn

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 Barra Hall Park area in Glasgow, Scotland. The map shows Norman Leddy Memorial Gardens to the northwest and Barra Hall Park to the west. A green location pin is placed on Hemmen Ln, just east of Barra Hall Park. Surrounding roads include Uxbridge Rd, Warley Rd, Rectory Rd, Hemmen Ln, West Ave, Central Ave, Compton Rd, and Botwell Ln. The map is credited to Google and has a copyright notice for 2026.

Energy Efficiency Rating		Current	Potential	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>		69	81	<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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