

ARMFORD ESTATES

£525,000

Tollgate Drive

Hayes, UB4 0NP

PROPERTY SUMMARY

Spacious Four-bedroom family home, offering approximately 1,217 sq ft (113 sq m) of internal accommodation together with a substantial private rear garden, situated in a well-connected residential location in Hayes. Arranged over two floors, The ground floor comprises a spacious living room, a separate additional reception/dining area, and a well-proportioned kitchen. There is also a ground-floor bedroom with a shower/WC and useful storage. The first floor provides three further bedrooms, including a particularly generous principal bedroom, together with a family bathroom and extensive built-in storage. Standout feature is the large private rear garden, providing an excellent outdoor space for families, entertaining or relaxing during the warmer months. Well positioned for transport, Southall Station is approximately 1.3 km away and provides Elizabeth line services, offering convenient connections towards Paddington, Central London and Heathrow. There are also several bus stops within a short walk, including Hayes Bridge and Delamere Road, providing convenient connections throughout Hayes, Southall, Uxbridge and the surrounding areas. Families are well served by a selection of schools in the surrounding area. Tudor Primary School is within walking distance, while Blair Peach Primary School and Guru Nanak Sikh Academy are also within approximately 1 km. The property is conveniently positioned for the amenities of Hayes, Yeading and Southall, with a broad selection of shops, supermarkets, restaurants and everyday amenities within easy reach, while the nearby Elizabeth line makes the location particularly attractive to commuters.

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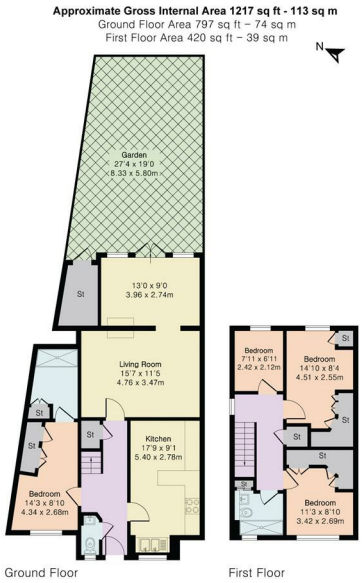












PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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EPC RATING: C **COUNCIL TAX BAND:** D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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