

**ALLDAY
& MILLER**



Botwell Lane, Hayes, UB3 2AN
£575,000

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- Semi Detached House
- Loft Room Used As Additional Double Bedroom
- Chain Free
- Off Street Parking
- Extended To The Rear
- Three Double Bedrooms
- Two Bathrooms
- Large Rear Garden
- Walking Distance To Hayes Town Centre
- Catchment Area For Highly Regarded Local Schools

Description

This well-proportioned home offers versatile living space across three floors.

The ground floor briefly comprises a welcoming reception room, a separate dining room, fitted kitchen with ample worktop and storage space, a family room provides further living accommodation and access to a convenient downstairs shower room.

To the first floor, the property benefits from three well-sized bedrooms along with a family bathroom. The second floor features a useful loft room.

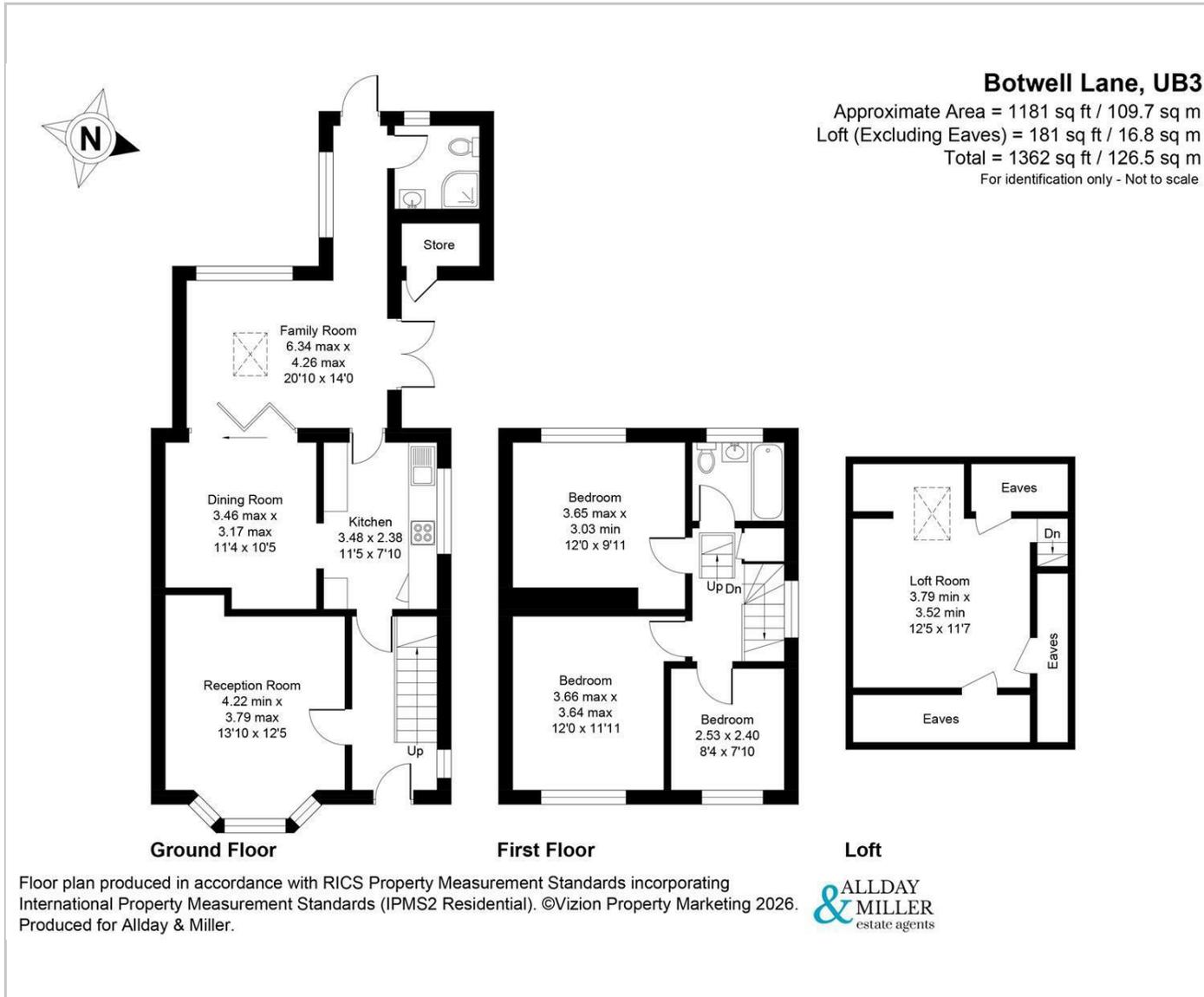
Externally, the property enjoys a front driveway providing off-street parking and a private rear garden.

Situation

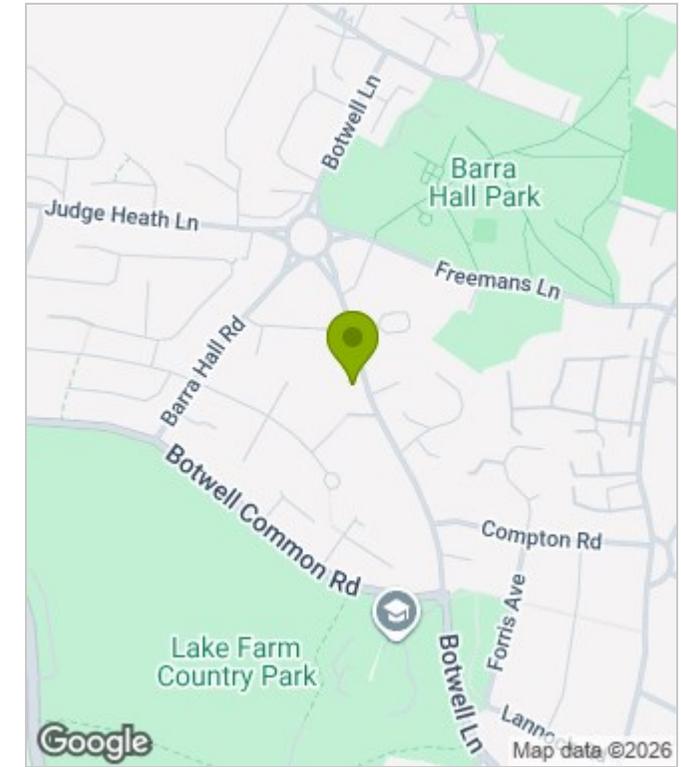
Botwell Lane situated in the heart of Hayes, being just moments from the Uxbridge Road with its variety of local shops, restaurants, takeaways and coffee shops. For the commuters Hayes and Harlington station with the Elizabeth line is just a 7 minute drive away making the journey into central London a breeze. A number of local bus routes to local amenities including Heathrow airport, Brunel university, Uxbridge collage and Uxbridge town centre. The area is served by many highly regarded schools including Botwell House Primary and Barnhill community high school.



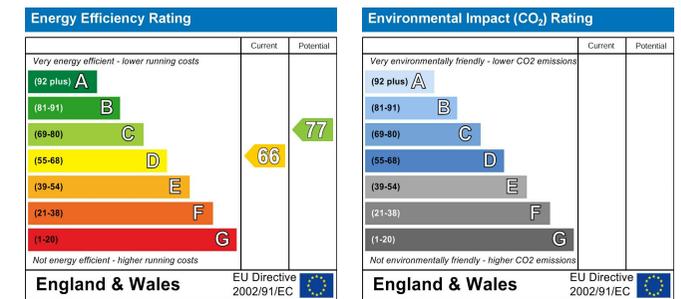
Floor Plans



Area Map



Energy Performance Graph



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