



Park Lane, Hayes, UB4 8AB
£570,000

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- Extended three-bedroom semi-detached family home
- Excellent potential for further extension (STPP)
- Detached garage with driveway access
- Extended fitted kitchen
- Three well-proportioned bedrooms
- Highly desirable North Hayes location
- Generous rear garden with plenty of scope
- Bright and spacious reception/dining room
- Convenient ground-floor WC
- Loft space offering exciting potential

Description

The ground floor features a reception and dining room, providing an excellent space for both relaxing and entertaining. To the rear is a generous kitchen with access to the rear garden.

The first floor offers three bedrooms, along with a family bathroom. There is also access to a substantial loft space, providing excellent additional storage.

Externally, the property benefits from a good-sized rear garden and a garage.

Situation

Situated on a premier road in North Hayes, Park Lane you is well located within close proximity to the local amenities, transport links and great schools including Hayes Park Primary. The Kingshill Avenue parade is a short distance away offering a wide variety of shops, facilities and restaurants/takeaway's. Bus links are accessible connecting you to surrounding areas such as Uxbridge Town Centre, Southall and Heathrow. Hayes & Harlington Station with the ever popular Elizabeth Line is just short drive way. Parks and green areas are also a great highlight being situated in this location.



Park Lane, UB4

Approximate Area = 1084 sq ft / 100.7 sq m
 Loft = 375 sq ft / 34.8 sq m
 Garage = 174 sq ft / 16.2 sq m
 Total = 1633 sq ft / 151.7 sq m
 For identification only - Not to scale

Ground Floor

Garage
6.08 x 2.58
19'11 x 8'6

Garden
11.44 x 6.93
37'6 x 22'9

Kitchen
5.22 max x 4.79 min
17'2 x 15'9

Reception /
Dining Room
7.90 max x
3.56 max
25'11 x 11'8

Extends To
6.40 x 2'10

Up

First Floor

Bedroom
3.51 x 3.33
11'6 x 10'11

Bedroom
4.35 max x
3.30 max
14'3 x 10'10

Bedroom
2.37 x 2.03
7'9 x 6'8

Dn

Loft

Loft Space
6.51 x 5.32
21'4 x 17'5

Dn

North arrow

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.

ALLDAY & MILLER
estate agents

A map showing the area around Hayes Park School and Uxbridge County Court. A green location pin is placed on Park Ln, near the intersection with Park Rd (A4020). Other roads visible include Raynton Dr, Woodrow Ave, Balmoral Dr, and Park Rd. Landmarks include Hayes Park School, Uxbridge County Court, and Rosedale College. The map is credited to Google and has data from 2026.

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>	73	78	<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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