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Hemmen Lane, Hayes, UB3 2JG
£495,000





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- Well-presented three-bedroom house
- Two generous reception rooms
- Three well-proportioned bedrooms
- Large private rear garden measuring approximately 19.45m x 4.96m
- Bright and spacious accommodation with a well-planned layout spread over two floors
- Chain free sale
- Separate fitted kitchen with direct access to the rear garden
- Family bathroom conveniently positioned on the first floor
- Driveway
- Highly desirable Hayes location, offering a superb opportunity for families, first-time buyers and investors alike

Description

A well-presented three-bedroom home offering versatile accommodation. The ground floor features a generous reception room, separate dining room and a well-proportioned kitchen, with direct access to the rear garden.

Upstairs, the property offers three bedrooms, including two good-sized double bedrooms and a smaller third bedroom, together with a family bathroom.

Externally the garden provides a fantastic outdoor space for entertaining, relaxing or enjoying summer evenings. Front Drive offering off street parking.

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, Hayes, UB3
Approximate Area = 1046 sq ft / 97.2 sq m
For identification only - Not to scale

Ground Floor

Garden
19.45 x 4.96
63'10 x 16'3

Kitchen
3.41 x 3.02
11'2 x 9'11

Dining Room
3.85 max x
3.83 max
12'8 x 12'7

Reception Room
3.87 max x
3.49 max
12'8 x 11'5

Up

6.60 x 4.96
21'8 x 16'3

First Floor

Dn

Bedroom
3.73 max x
3.11 max
12'3 x 10'2

Bedroom
3.59 max x
3.19 max
11'9 x 10'6

Bedroom
2.57 x 2.11
8'5 x 6'11

Legend:
= Reduced headroom below 1.5m / 5'0

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 Uxbridge College - Hayes Campus area. The map shows a green location pin at the intersection of Hemmen Ln and West Ave. To the north is Norman Leddy Memorial Gardens, and to the west is Barra Hall Park. Other streets shown include Uxbridge Rd, Warley Rd, Rectory Rd, Freeman's Ln, Botwell Ln, Compton Rd, and Central Ave. The Uxbridge College - Hayes Campus is marked with a blue icon. The map is credited to Google and has data from 2026.

Energy Efficiency 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>			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<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			

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