

ALLDAY  
& MILLER



Greenway, Hayes, UB4 9HR  
£465,000

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**£465,000**

- Two Double Bedrooms
- No Onward Chain
- Commanding Views Over Green Fields
- Freehold House
- Easy Reach To An Elizabeth Line Station
- Modern Interiors Throughout
- Potential To Extend STPP
- Side Access
- Good Schools Nearby
- Close To Shops + Amenities



## Description

This delightful home presents an excellent opportunity for those seeking a comfortable and modern living space. Upon entering, you are welcomed into a well presented reception room, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the modern fitted kitchen and dining room, which offers a stylish and functional space.

Rising to the first floor, you will find two inviting bedrooms, each providing a peaceful retreat for rest and relaxation. The front bedroom offers scenic views of the expansive green landscapes. The family bathroom is conveniently located completing this floor.

Outside, the property boasts a paved front garden which could easily be converted into a driveway for 2 cars. There is a private and secluded garden at the rear.

## Situation

Nestled on a quiet residential road, Greenway offers a pleasant, community-oriented environment. The street enjoys close proximity to local green space at Belmore Playing Fields a real bonus for families, dog-walkers or anyone who values outdoor space. For families with children, the property is in catchment of several well-regarded schools nearby. Just a short stroll away you'll find Belmore Primary Academy and Downe Manor Primary School. The closest major rail station is Hayes & Harlington station roughly 1.9 miles away which offers good connectivity for commuters. The area benefits from good road links too, the A312 / A40 / M40 are accessible, which can be a real plus for drivers and those needing to reach Heathrow or surrounding regions quickly.



**Greenway, Hayes, UB4**  
Approximate Area = 759 sq ft / 70.5 sq m  
Outbuilding = 66 sq ft / 6.1 sq m  
Total = 825 sq ft / 76.6 sq m  
For identification only - Not to scale

The floor plan consists of two main parts: the Ground Floor and the First Floor. The Ground Floor is a long, narrow rectangular building. It features an Outbuilding at the top right, a Garden in the middle, and a large internal space divided into a Kitchen / Dining Room and a Reception Room. A staircase labeled 'Up' is located between the two main rooms. The First Floor is a smaller, more compact building. It contains two Bedrooms, a bathroom, and a staircase labeled 'Dn' (down). A legend indicates that a dashed line represents 'Reduced headroom below 1.5m / 5'0\".

**Ground Floor**

Outbuilding  
3.48 max x  
2.26 max  
11'5 x 7'5

Garden  
11.89 x 4.56  
39'0 x 15'0

Kitchen /  
Dining Room  
4.28 max x  
2.97 max  
14'1 x 9'9

Up

Reception Room  
4.42 max x  
3.22 max  
14'6 x 10'7

**First Floor**

Bedroom  
3.03 x 2.63  
9'11 x 8'8

Dn

Bedroom  
4.01 min x 3.15 max  
13'2 x 10'4

= 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 2025. Produced for Allday & Miller.

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A Google Map of Hayes, UK, showing a green location pin on Greenway. The map includes labels for St Raphael's RC Church, Kingshill Ave, Owen Rd, Barnhill Ln, Chatsworth Rd, Stratford Rd, Shakespeare Ave, Marvell Ave, and Reading Ln. The Google logo and "Map data ©2026 Google" are visible at the bottom.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	70	76	<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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