



Minterne Way, Hayes, UB4 0PF

- Extended detached House
- Modern Kitchen/Dining Room
- En-Suites
- Total Approximate Area: 2514 sq.ft.
- Own Driveway
- Five Large Bedrooms
- Two Reception Rooms
- Utility Room
- Private Rear Garden
- EPC Rating: C/Council Tax: E

Asking Price £825,000

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Situated on the highly sought-after Minterne Way in Hayes, this substantially extended detached residence offers over 2,500 sq. ft. of versatile and well-planned accommodation, ideal for modern family living. The ground floor is thoughtfully arranged, centred around a generous reception room to the front, complemented by an additional reception area that enhances flexibility for both everyday living and entertaining. To the rear, a standout kitchen/dining room spans the width of the property, forming the true heart of the home and providing an excellent space for family gatherings, with direct access to the garden. A separate utility room sits conveniently off the kitchen, while the original kitchen space has been repurposed to provide useful additional storage.



A notable feature of the ground floor is the self-contained bedroom suite, complete with its own en-suite shower room. Positioned to the side, this space is ideal for guests, extended family, or independent living, while also offering scope to be reconfigured into a further reception room if desired. A downstairs WC completes the layout. The first floor provides four well-proportioned bedrooms, arranged around a central landing. The principal and secondary bedrooms are generously sized, while the remaining rooms are ideal for children, guests, or home working. The floor is well-served by multiple facilities, including a family bathroom, and a separate shower room accompanying the master bedroom, ensuring practicality for busy households. Externally, the property benefits from a private rear garden and a driveway providing off-street parking. The plot's distinctive shape enhances both privacy and usable outdoor space.

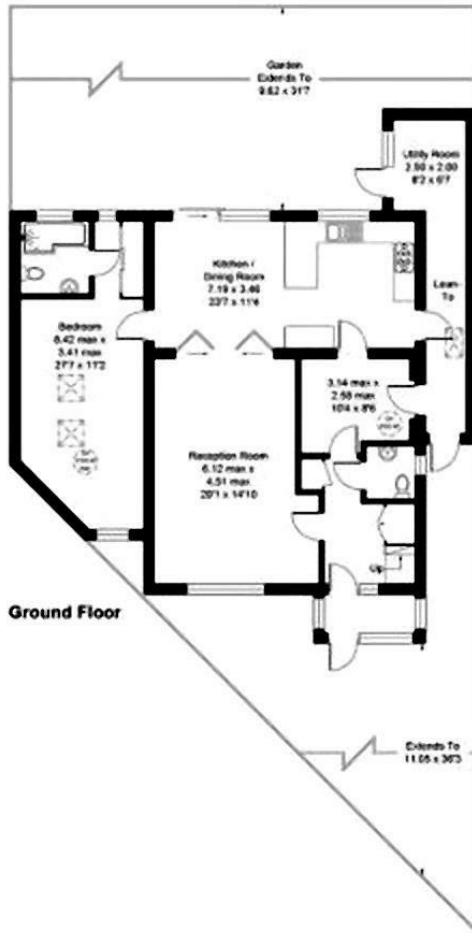


Conveniently located, the home is close to amenities along Uxbridge Road, well-regarded schools including Minet Infant & Junior School and Guru Nanak Sikh Academy, and excellent transport links via Hayes & Harlington Station (Elizabeth Line), with easy access to the A312 and M4.

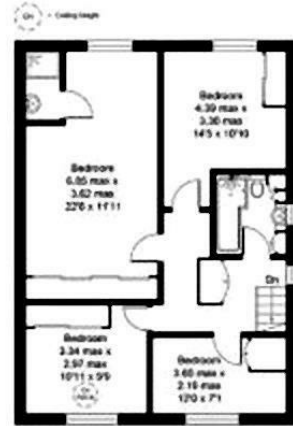


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Ground Floor



First Floor



Loft

Minterne Way, Hayes, UB4
 Approximate Area (Including Lean-To) = 2062 sq ft / 191.6 sq m
 Loft = 452 sq ft / 42.0 sq m
 Total = 2514 sq ft / 233.6 sq m
 For identification only - Not to scale

Viewings

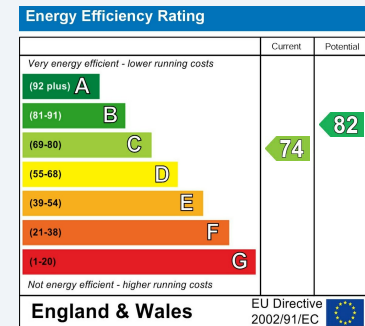
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

