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& MILLER

Mortise House, Hayes, UB3 3FP  
£410,000

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## Mortise House, Hayes, UB3 3FP

**£410,000**

- Two Double Bedrooms
- Large Private Balcony
- Great Condition
- Modern Fitted Integrated Kitchen
- 0.3 miles to Hayes & Harlington
- Secure Underground Parking
- Two Bathrooms
- Lift Access
- Long 900+ Year Lease
- EPC Rating: B



## Description

This delightful home offers a perfect blend of comfort and modern living comprises of a spacious light filled reception with a modern fitted kitchen which provides access to the private balcony, two double bedrooms ( master with ensuite ) and to complete is a family bathroom.

Additionally, residents will benefit from dedicated parking, access to communal grounds and a bike shed.

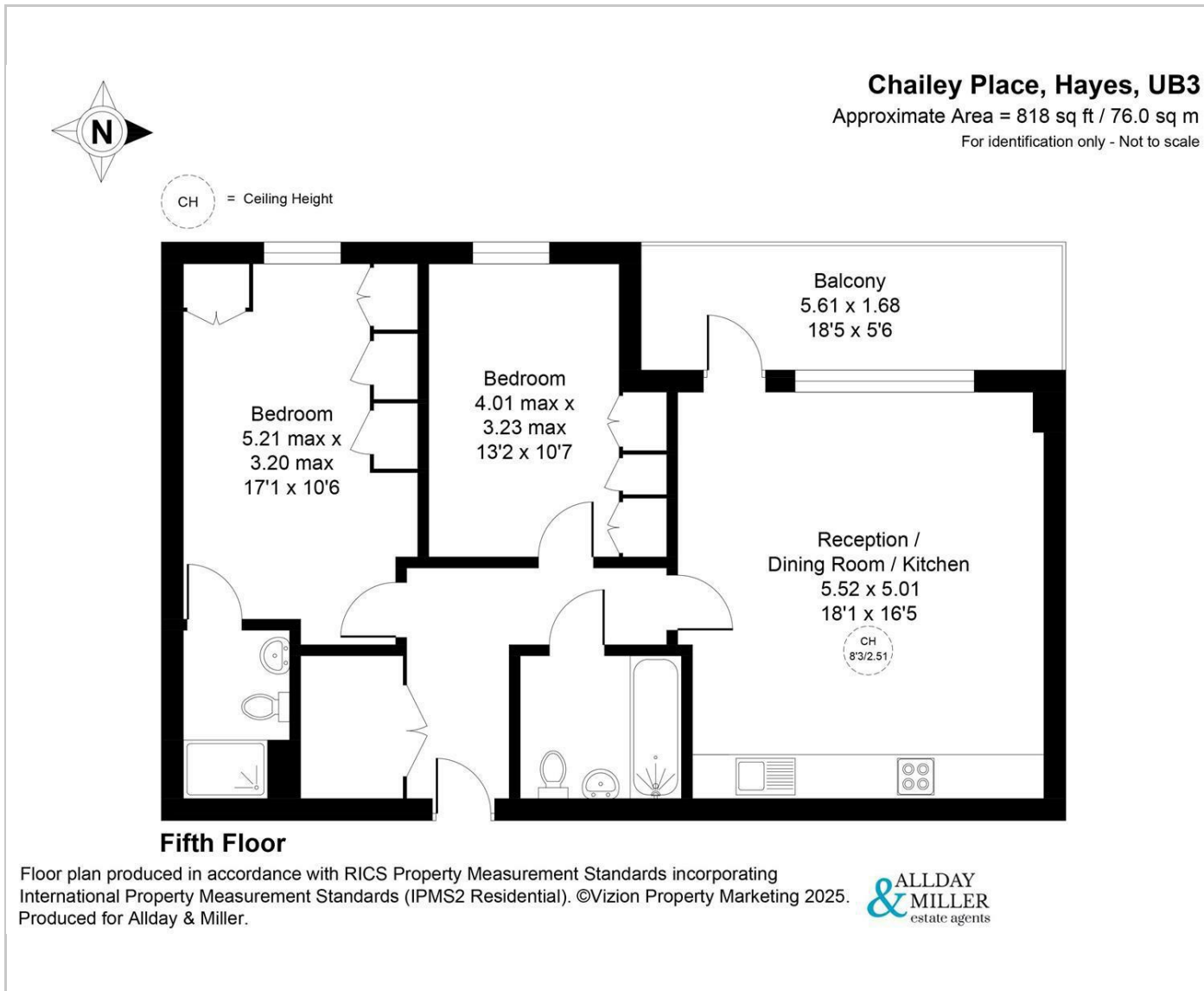
## Situation

Mortise House situated on Pump Lane is a prime location in the heart of Hayes being close to a number of local amenities including the town centre with a number of local shops, cafes, takeaways and coffee shops. Hayes and Harlington station with the Elizabeth line is just moments away making the journey into central London a breeze. Along with the bus station providing several routes to the local surrounding area. A number of highly regarded schools within the local area including Harlington school and Botwell House Catholic primary school.

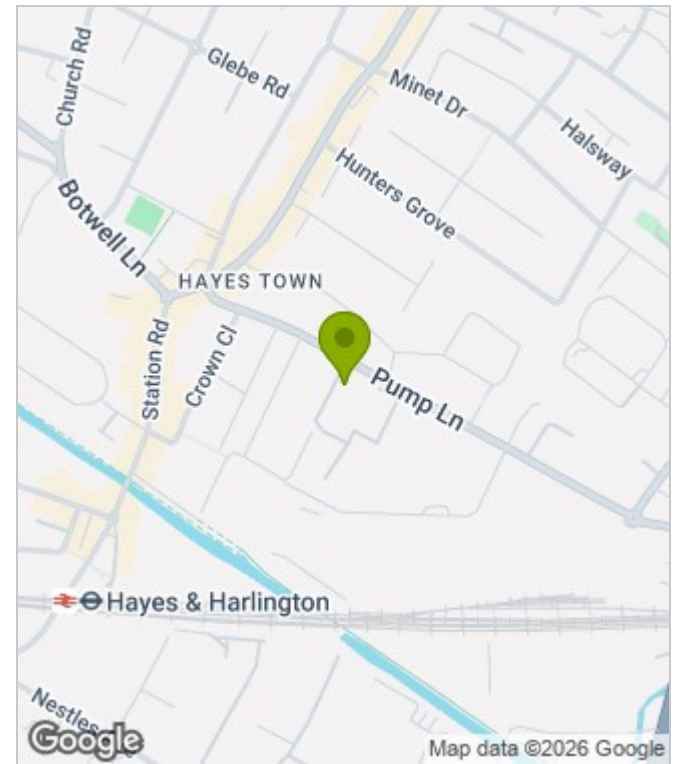




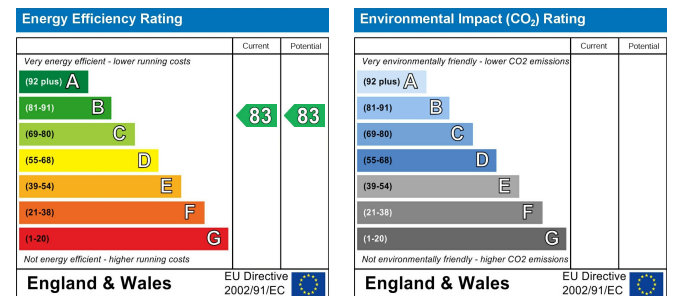
## Floor Plans



## Area Map



## Energy Performance Graph



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