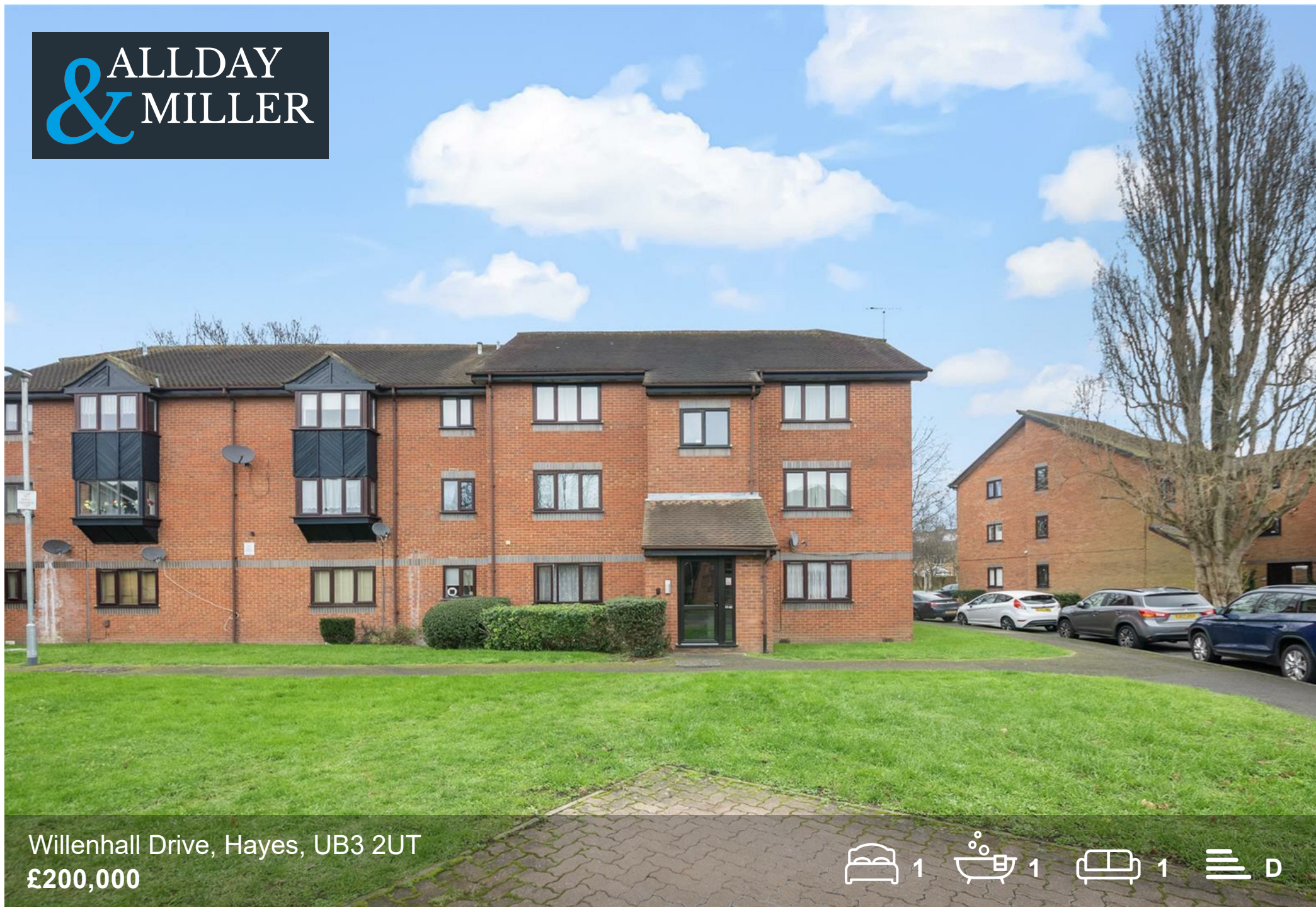




Willenhall Drive, Hayes, UB3 2UT
£200,000





Willenhall Drive, Hayes, UB3 2UT

£200,000

- Ground Floor Apartment
- Prime Location Close To Hayes Town
- Great Rental Yield Potential
- Quiet Cul De Sac Location
- Ideal For First Time Buyers & Investors
- New Lease Upon Completion
- 0.5 Mile Proximity To Elizabeth Line
- Parking Available On Site
- Well Maintained Communal Grounds
- Chain Free

Description

**** NEW LEASE UPON COMPLETION 125 YEARS****

This charming property offers a delightful living experience, perfect for first time buyers looking to settle in a well presented home.

The home features a spacious double bedroom, providing ample room for relaxation and rest, a modern bathroom, the heart of the home is the bright and airy reception/dining room, which creates an inviting atmosphere the fitted kitchen is equipped with ample storage space.

Situation

Willenhall Drive situated off Botwell Lane in the heart of Hayes, being just moments from the Uxbridge Road with its variety of local shops, restaurants, takeaways and coffee shops. For the commuters Hayes and Harlington station with the Elizabeth line is just a 7 minute drive away making the journey into central London a breeze. A number of local bus routes to local amenities including Heathrow airport, Brunel university, Uxbridge collage and Uxbridge town centre. The area is served by many highly regarded schools including Botwell House Primary and Barnhill community high school.



Willenhall Drive, UB2
Approximate Area = 440 sq ft / 40.9 sq m
For identification only - Not to scale

Ground Floor

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.

ALLDAY & MILLER
estate agents

A map of the Barra Hall Park area in Glasgow, Scotland. A green pin is placed at the intersection of Botwell Ln and Compton Rd. The map shows Barra Hall Park to the north and Lake Farm Country Park to the south. Roads labeled include Barra Hall Rd, Botwell Common Rd, Botwell Ln, Compton Rd, Forrie Ave, Lannock Rd, Glebe Rd, and West Ave. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

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>		68 74	<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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