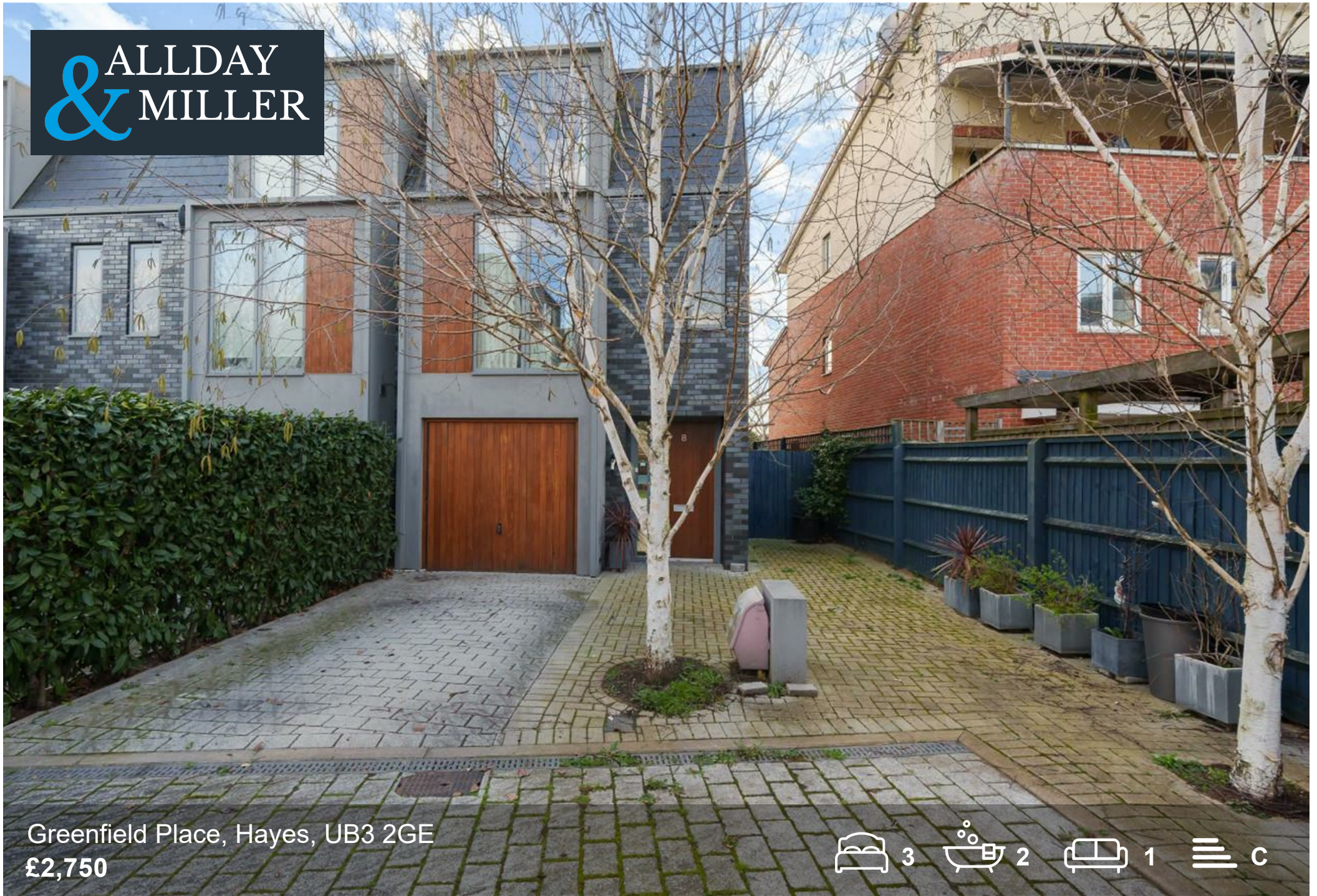


**ALLDAY
& MILLER**



Greenfield Place, Hayes, UB3 2GE
£2,750

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Greenfield Place, Hayes, UB3 2GE

£2,750

- Code 5 Sustainable Home
- Walking Distance To Hayes Station
- Two Bathrooms
- Flexible On Furnishings
- Balcony & Outdoor Seating Area
- Gated Development
- Three Double Bedrooms
- Energy Efficient Home - Including Solar Panels
- Under Floor Heating
- Landscaped Garden With Pergola

Description

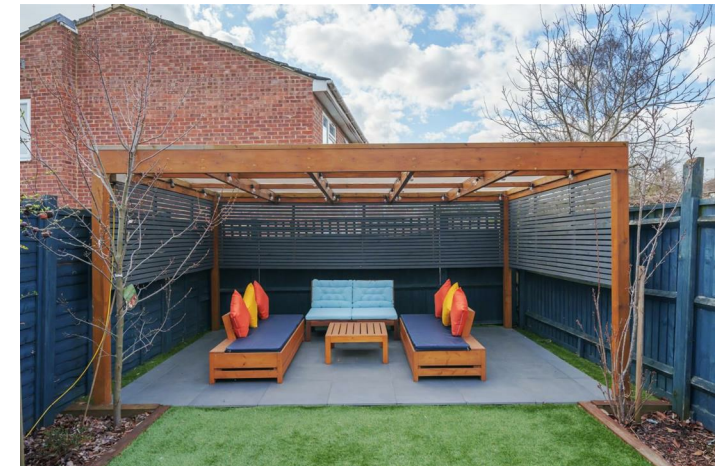
This modern family home is flooded with natural light and offers extensive accommodation over three floors. The ground floor features a large entrance hallway leading to a bright, open kitchen breakfast room with bi-fold doors overlooking the garden. Additionally, the ground floor includes a WC. The first floor comprises a double bedroom, modern bathroom, and a main reception room with access to a balcony overlooking the garden. The top floor boasts two double bedrooms, both with fitted wardrobes; the master bedroom also includes an ensuite bathroom.

Throughout this distinctive home, high ceilings and floor-to-ceiling windows contribute to a bright and airy living space. The property is equipped with solar panels, helping to significantly reduce energy bills and enhance sustainability. Off-street parking is available at the front.

The rear garden spans approximately 60 feet and features easy-to-maintain landscaping, including a secluded seating area at the rear with built-in garden furniture, integrated storage, and a pergola roof ideal for outdoor relaxation and entertaining. A terrace on the first floor further enhances the outdoor living options.

Situation

The property is well positioned off Church Road and was built within the past 12 years, it has great transport links minutes away connecting you to Hayes Town, Uxbridge Road and Long Lane. The Hayes & Harlington Station is close by which is soon to be transformed into Crossrail (pending) which allows quick and easy access to inner London. Amenities, shops and local schools are also within walking distance.

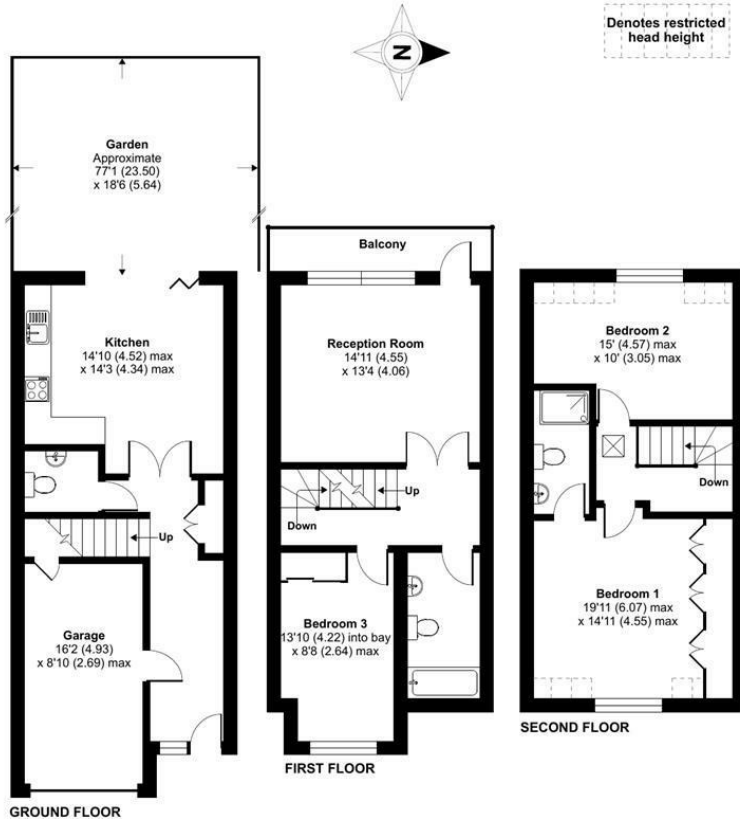


Floor Plans

Greenfield Place, Hayes, UB3

Approximate Area = 1283 sq ft / 119.2 sq m
 Limited Use Area(s) = 23 sq ft / 2.1 sq m
 Garage = 144 sq ft / 13.4 sq m
 Total = 1450 sq ft / 134.7 sq m
 For identification only - Not to scale

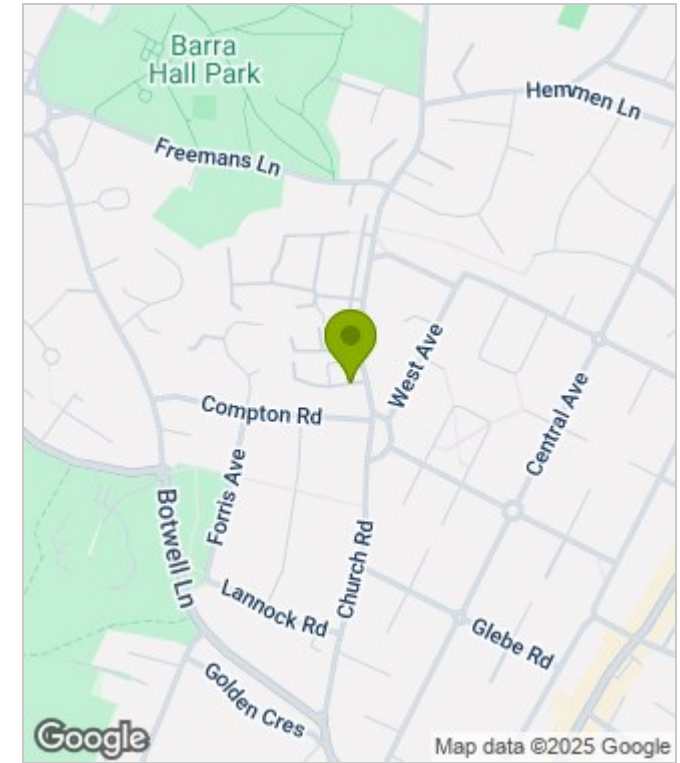
Denotes restricted head height



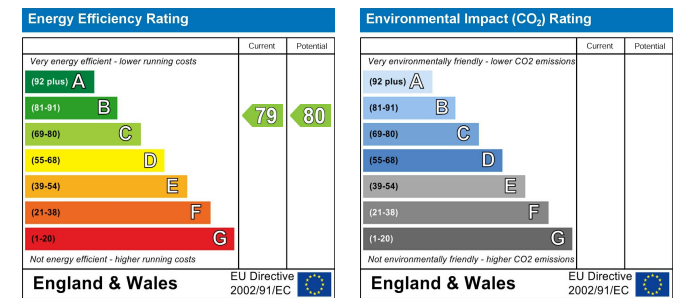
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rixhocom 2023. Produced for Allday & Miller. REF: 955982.



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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