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TO LET
01895 379 549

Mellow Lane East, Hayes, UB4 8ES
£700,000

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£700,000

- Five Bedrooms
- Freehold
- Modern Interiors
- Downstairs W.C
- Good Schools Nearby
- Semi-Detached
- Two Reception Rooms
- Large Outbuilding / Workshop
- Driveway
- Easy Reach To An Elizabeth Line Station

Description

Welcoming to the market this expertly extended five bedroom family home with modern interiors throughout and a large outbuilding to the rear.

This stunning family home offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs WC, the bright reception room is ideal for relaxation while the modern fitted kitchen and dining area provide a stylish space for family meals and gatherings.

The first floor boasts three bedrooms, complemented by a family bathroom.

Ascending to the second floor, you will find an additional two bedrooms.

Outside, the property features a front drive that offers off street parking. The rear garden is a delightful private space, perfect for outdoor dining and entertainment. Additionally, an outbuilding provides extra storage or workshop space.

Situation

Mellow Lane East is a quiet residential road which is positioned close to farmland yet conveniently located just off the Uxbridge Road within easy reach to local shops, takeaways, coffee shops, bus/road links, Marks & Spencers. Uxbridge town centre a short driveaway with variety of shops, bars and restaurants. The M4/A40/M40 road links to London and the Home Counties. For the commuters Hayes and Harlington station is a 11 minute driveaway with the Elizabeth line making the journey into central London a breeze. Highly regarded schools in the area include Oakwood secondary school and Charville primary school.



Mellow Lane East, Hayes, UB4
Approximate Area (Excluding Void)
1595 sq ft / 148.2 sq m
Outbuildings = 376 sq ft / 34.9 sq m
Total = 1971 sq ft / 183.1 sq m
For identification only - Not to scale

Ground Floor

Outbuilding
5.99 max x 5.55 max
198 x 183

Garden
14.45 x 7.87
475 x 2510

3.01 x 2.12
9'11 x 6'11

Kitchen /
Dining Room
7.73 max x
5.34 max
25'4 x 17'6

Reception Room
3.83 min x
3.46 max
12'7 x 11'4

Up

Extends To
6.09 x 20'0

Second Floor

Bedroom
5.41 max x
2.97 min
17'9 x 9'9

Bedroom
4.19 x 2.44
13'9 x 8'0

Dn

First Floor

Bedroom
3.96 max x
3.05 max
13'0 x 10'0

Bedroom
4.51 max x
3.12 max
14'10 x 10'3

Bedroom
2.22 max x
2.00 max
7'3 x 6'7

Dn

Up

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 map showing the location of Parkview Surgery in Hayes, London. The surgery is marked with a green pin on Mellow Lane. Surrounding roads include Pole Hill Rd, Heath Rd, Hewens Rd, Hayes End Dr, Hayes End Rd, and Uxbridge Rd. The area is labeled HAYES END and A4020. The Google logo is visible in the bottom left corner, and the text 'Map data ©2025' is in the bottom right corner.

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>	76	80	<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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