



Minterne Way, Hayes, UB4 0PF
£615,000

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- Three Bedrooms
- Walking Distance To Shops
- Driveway
- Great School Catchment
- Prime Location
- Two Bathrooms
- Excellent Condition
- Close To Public Transport
- Outhouse To Rear Of Garden
- Extended To Rear & Loft

Description

This stunning and well-presented home offers a perfect blend of comfort and style. Spanning an impressive 1,523 square feet, the property boasts a thoughtfully designed layout that caters to modern family living.

Upon entering, you are greeted by a welcoming reception room that seamlessly flows into a spacious dining area, a convenient downstairs WC and a stylish fitted kitchen giving access to the rear.

As you ascend to the first floor, you will find two generously sized bedrooms accompanied by a well appointed bathroom.

The second floor is dedicated to a luxurious double bedroom complete with an ensuite, offering a private retreat for relaxation.

Externally, the property benefits from a front drive that provides off-street parking, ensuring convenience for residents. To the rear, a private garden awaits, complete with an outbuilding that can serve various purposes, whether as a home office, workshop, or additional storage.

Situation

Minterne Way with its easy access to a number of local amenities including the Uxbridge Road with its variety of shops, cafes, takeaways and restaurants. A number of highly regarded schools including Hayes Park primary school and Barnhill Community high school are just a short drive away. Several road links with the M4/M25 and the A40 all within easy reach. For the commuters Hayes and Harlington station is an 7 minute drive away with the Elizabeth line giving easy links to central London and the surrounding area.



Minterne Waye, Hayes, UB4
Approximate Area = 1156 sq ft / 107.4 sq m
Shed = 367 sq ft / 34.1 sq m
Total = 1523 sq ft / 141.5 sq m
For identification only - Not to scale

Ground Floor

Shed
5.93 x 5.75
19'5" x 18'10"

Garden
9.69 x 6.03
31'10" x 19'9"

Kitchen
4.74 max x
3.67 min
15'7" x 12'1"

Reception /
Dining Room
6.76 max x
3.19 max
22'2" x 10'5"

Front Garden
6.03 x 5.42
19'9" x 17'9"

Second Floor

Bedroom 3
4.99 max x
3.97 max
16'5" x 13'0"

First Floor

Bedroom 1
3.09 x 3.02
10'2" x 9'11"

Bedroom 2
4.88 max x 3.54 max
16'0" x 11'7"

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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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>	Current 67	Potential 78	<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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