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Yeading Lane, Hayes, UB4 0ER
£465,000





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- Two Double Bedrooms
- No Onward Chain
- Good Condition
- Great Potential To Extend (STPP)
- Close To Amenities
- Freehold
- Gas Central Heating
- Large Rear Garden
- Fantastic Transport Links
- Sought After Location

Description

This well presented spacious property brought to the market comprises of an inviting entrance porch, light filled reception room, fitted kitchen which provides access to the rear garden.

The first floor enjoys two double bedrooms and a family bathroom.

A gated front garden leads you to the property. To the rear enjoys a large garden mainly laid to lawn with a patio area, perfect for outside dining and entertainment.

Situation

Yeading Lane a popular residential road in the heart of North Hayes. With easy access to a variety of local amenities including Lombardy Retail Park (within walking distance) and the Uxbridge Road with its array of shops and restaurants. Transport links here provide popular bus routes, the M4/A40 road links (providing access to London and The Home Counties), Heathrow Airport reachable in 10 minutes by car. The Elizabeth Line runs from Hayes & Harlington Station being just a short drive away making the commute into Central London a breeze. A number of highly rated schools including Yeading Primary School and Barnhill Secondary School also within close proximity.



Yeading Lane, Hayes, UB4
Approximate Area = 765 sq ft / 71.1 sq m
Store = 6 sq ft / 0.5 sq m
Total = 771 sq ft / 71.6 sq m
For identification only - Not to scale

Ground Floor

Garden
30.12 x 4.97
98'10 x 16'4

Store

Kitchen
4.88 x 2.43
16'0 x 8'0
CH 8'42.53

Reception Room
4.25 max x
4.06 max
13'11 x 13'4
CH 8'02.44

Up

4.97 x 3.46
16'4 x 11'4

First Floor

Bedroom
3.66 max x
2.58 max
12'0 x 8'6

Bedroom
4.01 max x
3.12 max
13'2 x 10'3
CH 7'112.41

Dn

Legend:
CH = Ceiling Height
= Reduced headroom below 1.5m / 5'0

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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A map of the Yeading area in London. A green pin marks a location on Yeading Ln, between Lothian Ave and Shakespeare Ave. The map shows Yeading Ln running diagonally, with Yeading Gardens to its west and Yeading Fork to its east. Yeading Brook flows along the bottom right, near The Pkwy. The Google logo and 'Map data ©2025 Google' are visible at the bottom.

Energy Efficiency Rating	Current	Potential	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 66	Potential 89	<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>	Current	Potential
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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