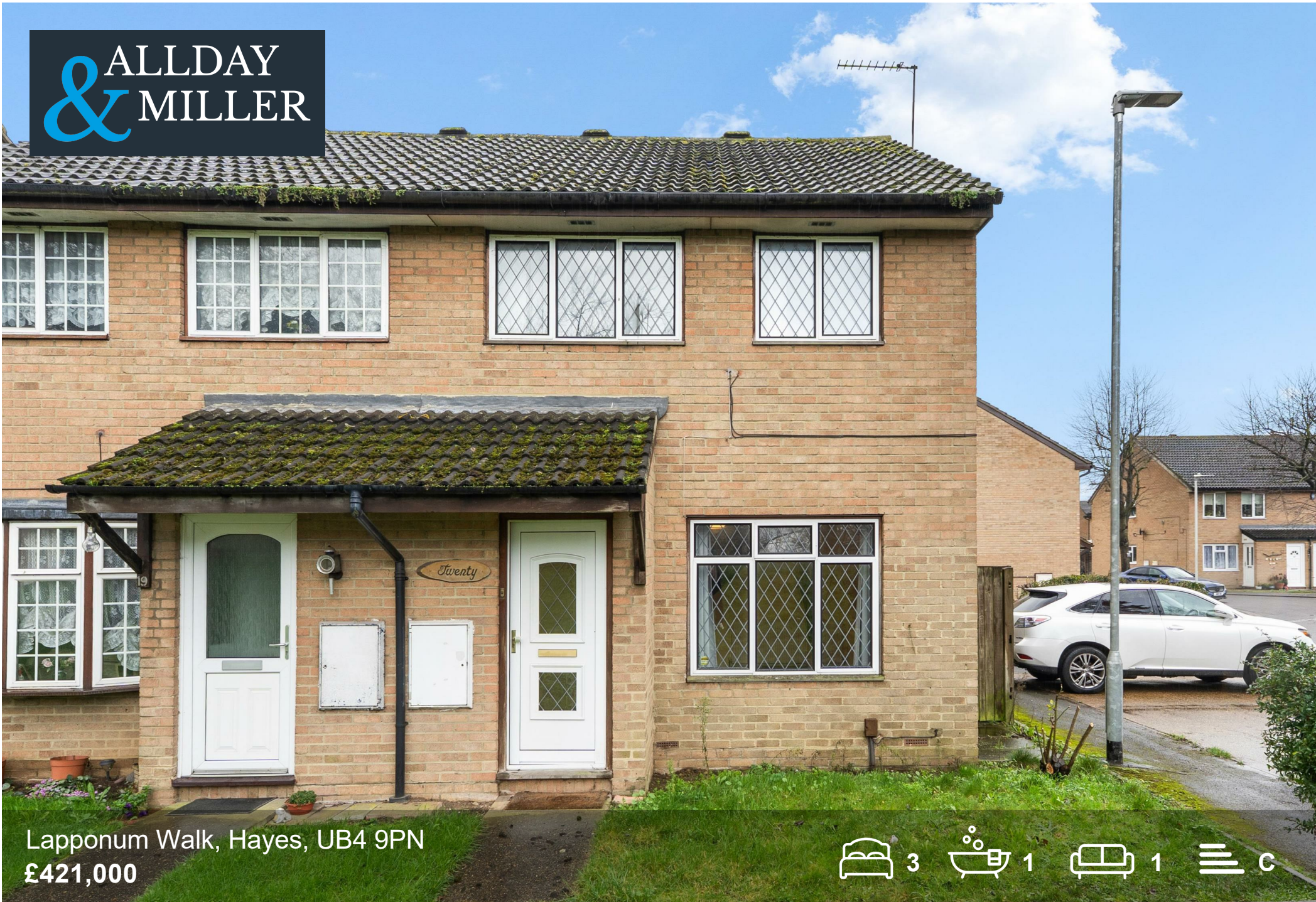


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& MILLER



Lapponum Walk, Hayes, UB4 9PN  
£421,000

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Lapponum Walk, Hayes, UB4 9PN

**£421,000**

- Three Bedrooms
- Chain Free Sale
- Private Garden
- Situated On A Quiet Cul-De-Sac
- Great Schools Nearby
- Freehold House
- Parking
- Conservatory
- Close To Yeading Marina
- Transport Links Easily Accessible

## Description

This well-proportioned family home offers bright and versatile accommodation, perfectly suited to modern living. The ground floor features a spacious reception room providing a comfortable space to relax, alongside a thoughtfully arranged kitchen/dining area and a conservatory with views over and access to the garden.

Upstairs, there are three generously sized bedrooms, all served by a family bathroom.

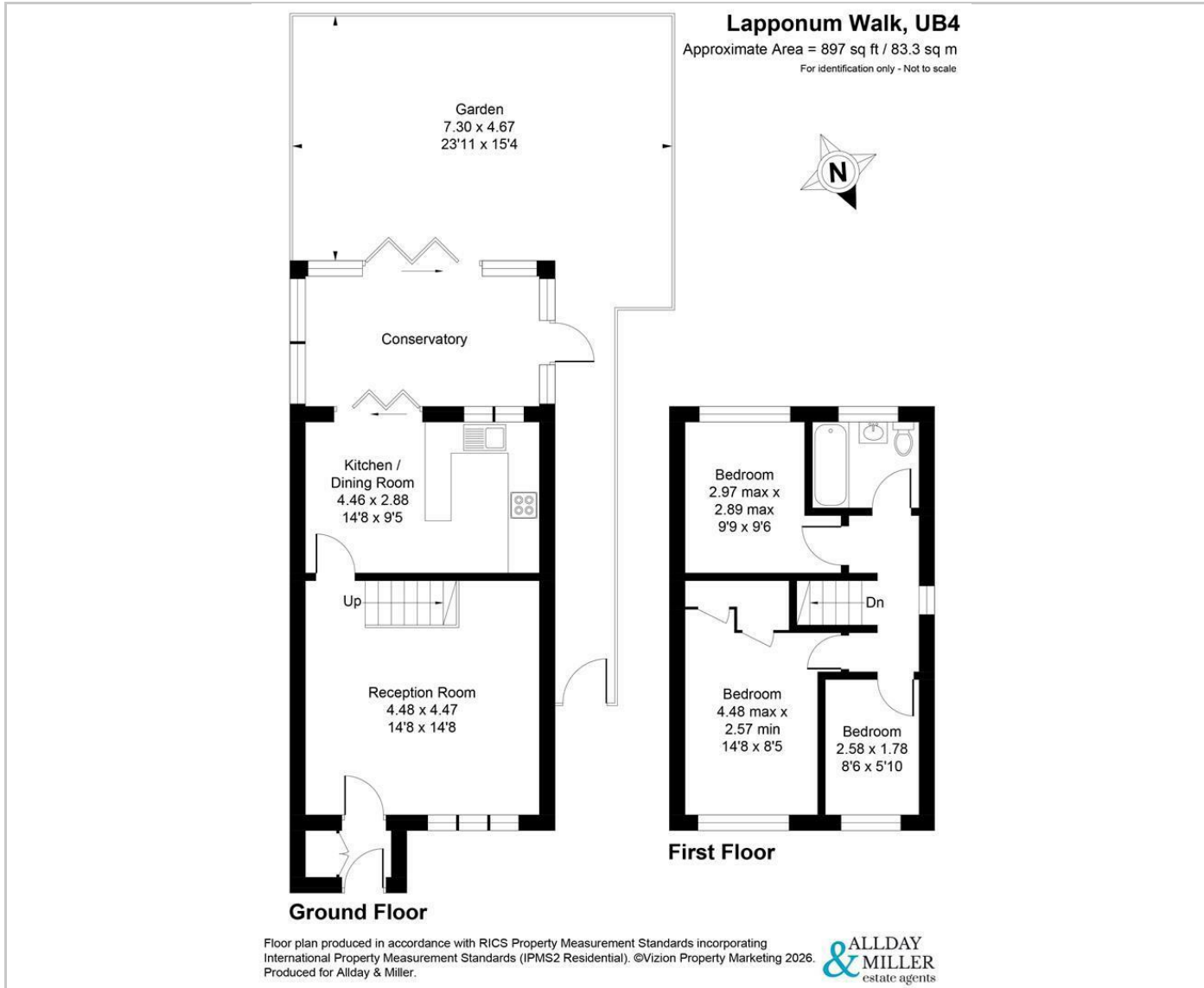
Externally, the property benefits from a private rear garden, mainly laid to lawn and ideal for outdoor entertaining. Also parking for residents.

## Situation

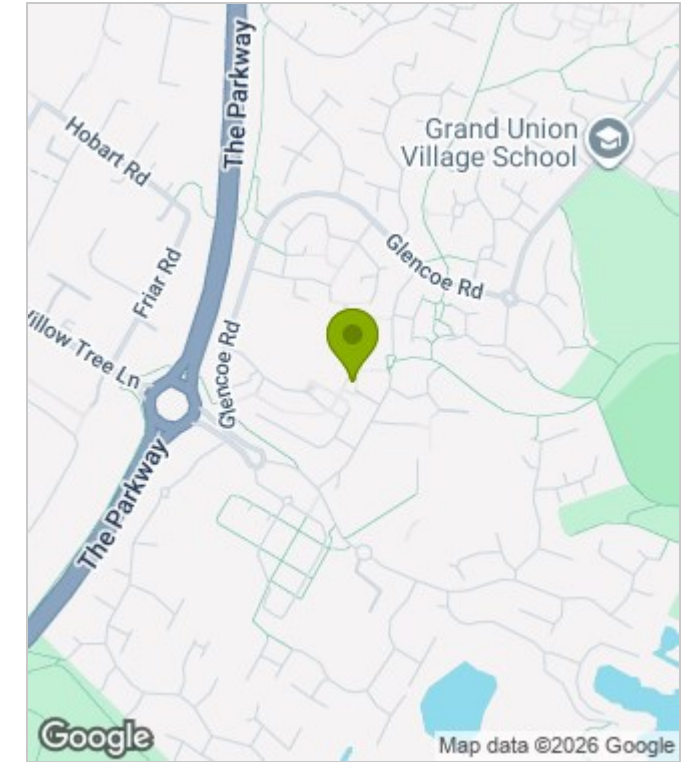
Located in a popular residential area in Hayes, this property benefiting from a quiet neighbourhood while remaining close to a wide range of local amenities. The area is conveniently situated near well-regarded schools including The Willows School and Barnhill Community High School, making it ideal for family living. Excellent transport links are easily accessible, with regular bus routes connecting to Hayes & Harlington and Southall stations, providing fast services into Central London via the Elizabeth Line, while major road links such as the A40 and M4 offer easy access to Heathrow Airport and surrounding areas. Local shopping facilities are plentiful, with a variety of nearby convenience stores and a Tesco Extra close by for everyday needs, while Hayes Town Centre High Street and the Yeading Marina shopping parade offer a good selection of shops, cafes, takeaways and local services.



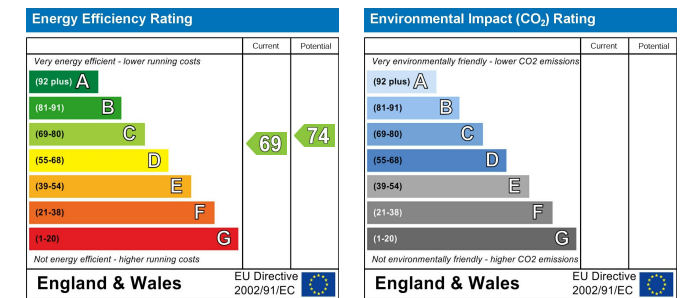
## Floor Plans



## 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.