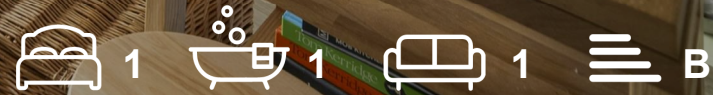


**ALLDAY
& MILLER**



53 Pump Lane, Hayes, UB3 3FN
£325,000





53 Pump Lane, Hayes, UB3 3FN

£325,000

- Beautiful Condition Throughout
- Private Balcony
- 990+ Years Lease
- Lift Access
- Open Plan Living & Dining Area
- Over 550 Sq Ft
- Secure Underground Parking Space
- Five Minutes Walk To Elizabeth Line
- Video Entry System & Well Maintained Communal Gardens
- Short Distance To Hayes Town Centre

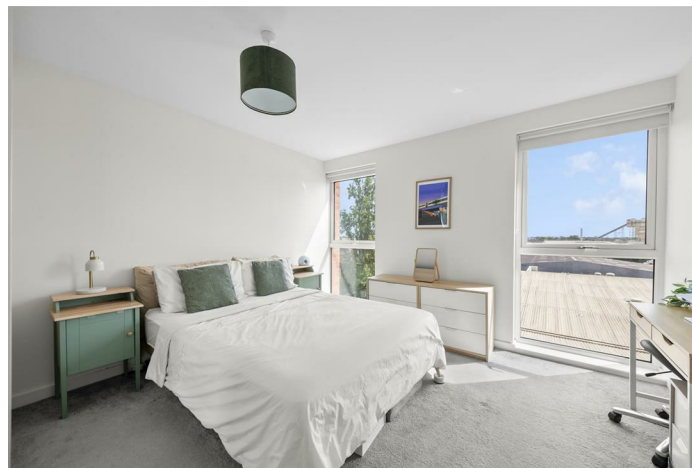
Description

This charming property presents an excellent opportunity for first-time buyers seeking a comfortable and stylish home.

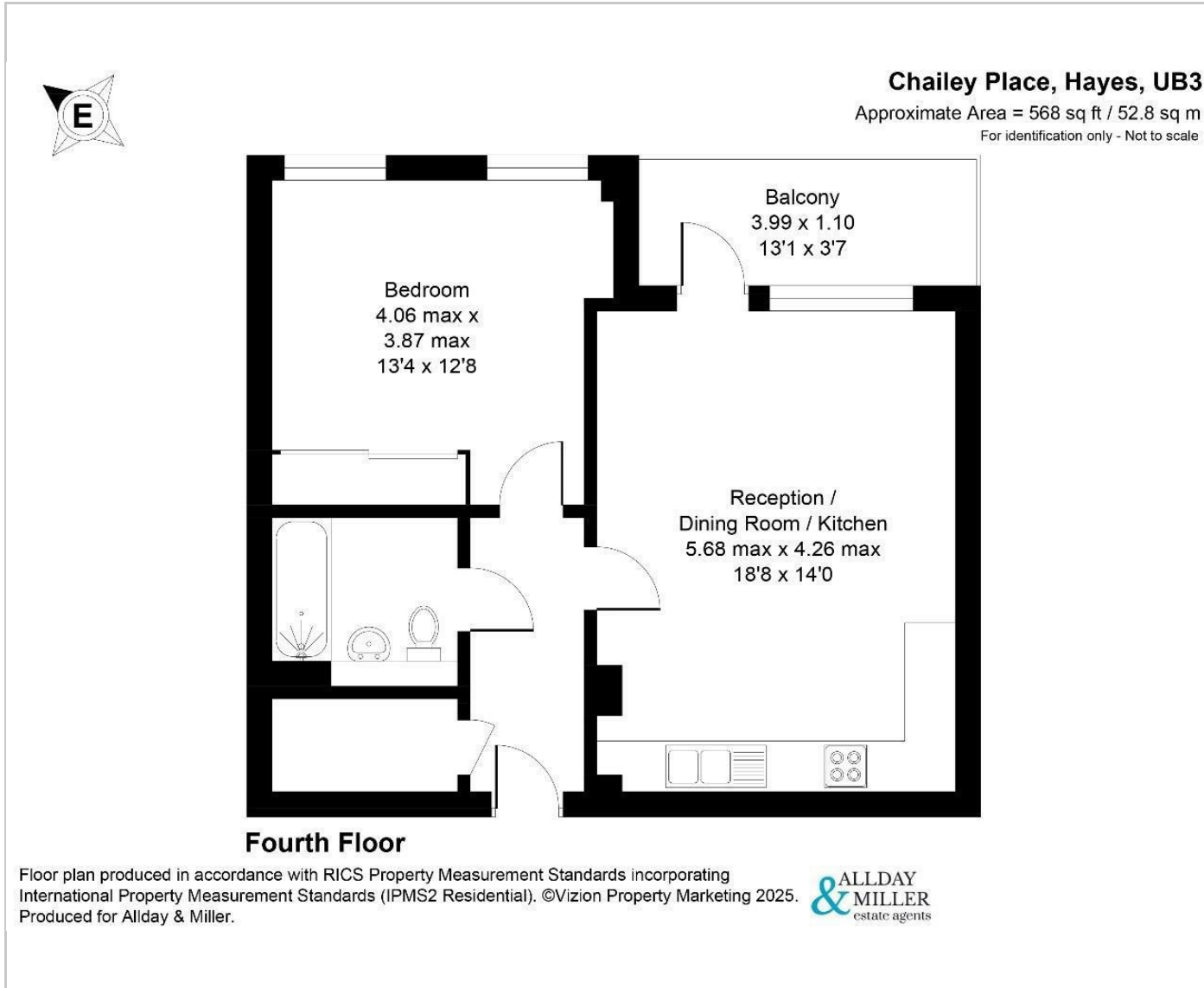
The property boasts a bright and airy reception/ dining room, creating a welcoming space perfect for both relaxation and entertaining. This area is filled with ample of natural light from the south east facing windows and seamlessly integrates with a well fitted kitchen, also gives access to a delightful balcony. A generously sized double bedroom, offering a peaceful retreat and a modern bathroom complete with contemporary fixtures, ensuring both comfort and convenience, a utility room completes this wonderful home.

Situation

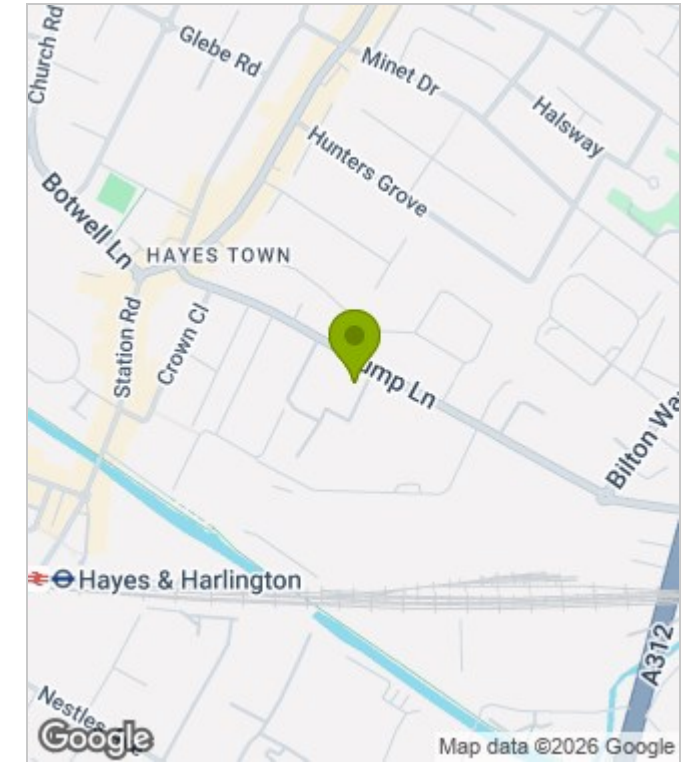
Pump Lane in the heart of Hayes being close to a number of local amenities including the town centre with a number of local shops, cafes, takeaways and coffee shops. Hayes and Harlington station with the Elizabeth line is just moments away making the journey into central London a breeze. Along with the bus station providing several routes to the local surrounding area. A number of highly regarded schools within the local area including Harlington school and Botwell House Catholic primary school.



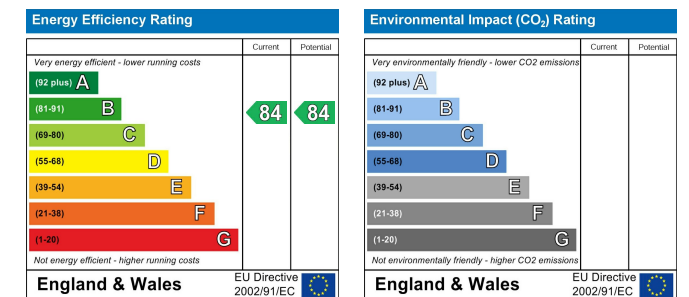
Floor Plans



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.