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Botwell Lane, Hayes, UB3 2AN
£820,000

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- Five Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Good Schools Nearby
- Chain Free
- Over 2000 Sq FT
- Semi-Detached House
- Garage
- Walking Distance To Hayes Town Centre
- Easy Access To An Elizabeth Line Station

Description

This impressive house offers a perfect blend of space and modern living. Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the home, a convenient downstairs WC and bathroom, the family/ dining room provides a warm and inviting space for family gatherings, a modern fitted kitchen and utility completes this floor.

Rising to the first floor, you will find five generously sized bedrooms. The master bedroom complete with its own ensuite bathroom for added privacy. A stylish modern bathroom serves the remaining bedrooms, ensuring comfort for all.

Outside, the property boasts a front drive with parking space and access to a garage. The large garden, predominantly laid to lawn, is perfect for outdoor dining and entertainment.

Situation

Botwell Lane situated in the heart of Hayes, being just moments from the Uxbridge Road with its variety of local shops, restaurants, takeaways and coffee shops. For the commuters Hayes and Harlington station with the Elizabeth line is just a 7 minute drive away making the journey into central London a breeze. A number of local bus routes to local amenities including Heathrow airport, Brunel university, Uxbridge collage and Uxbridge town centre. The area is served by many highly regarded schools including Botwell House Primary and Barnhill community high school.



Botwell Lane, UB3
Approximate Area = 1947 sq ft / 180.9 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 2097 sq ft / 194.8 sq m
For identification only - Not to scale

North arrow pointing North (N).

Ground Floor

Utility Room: 2.22 max x 1.80 max (7'3" x 5'11")
Kitchen: 3.85 max x 3.44 max (12'8" x 11'3")
Family / Dining Room: 9.76 max x 7.00 max (32'0" x 23'0")
Reception Room: 4.23 max x 3.78 max (13'11" x 12'5")
Garage: 4.64 max x 3.77 max (15'3" x 12'4")
Driveway: 10.00 max x 3.60 max (32'10" x 11'10")
Garden: 18.00 max x 8.80 max (59'1" x 28'10")

First Floor

Bedroom: 3.74 max x 2.44 max (12'3" x 8'0")
Bedroom: 3.66 max x 3.04 max (12'0" x 10'0")
Bedroom: 3.90 max x 3.74 max (12'10" x 12'3")
Bedroom: 2.53 max x 2.43 max (8'4" x 8'0")
Bedroom: 3.66 max x 3.06 max (12'0" x 10'0")

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 of the Barra Hall Park area in Glasgow, Scotland. The map shows Barra Hall Park (a large green area) and Lake Farm Country Park (another large green area). A green pin is located on Barra Hall Road, near the intersection with Botwell Common Rd. Other roads shown include Judge Heath Ln, Botwell Ln, Freemans Ln, Compton Rd, Forrie Ave, Lannock Rd, and Barra Hall Rd. The Google logo is in the bottom left corner, and '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>	Current 67	Potential 77	<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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