

ALLDAY  
& MILLER



Tollgate Drive, Hayes, UB4 0NP  
£440,000

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**£440,000**

- Two Double Bedrooms
- Driveway
- Potential To Extend STPP
- Great Transport Links
- Easy Reach To An Elizabeth Line Station
- House - Freehold
- Private Garden
- Modern Kitchen/ Diner
- Cul-De-Sac Location
- Close To Lombardy Retail Park

## Description

Presented to the market this immaculate two double bedroom house situated in a convenient location.

This family home presents an excellent opportunity for those seeking comfort and convenience. The property boasts a bright and airy reception room that offers a perfect space for relaxation and a fitted modern kitchen/dining room.

As you ascend to the first floor, you will discover two generously sized double bedrooms, the stylish family bathroom is thoughtfully designed, ensuring both style and practicality.

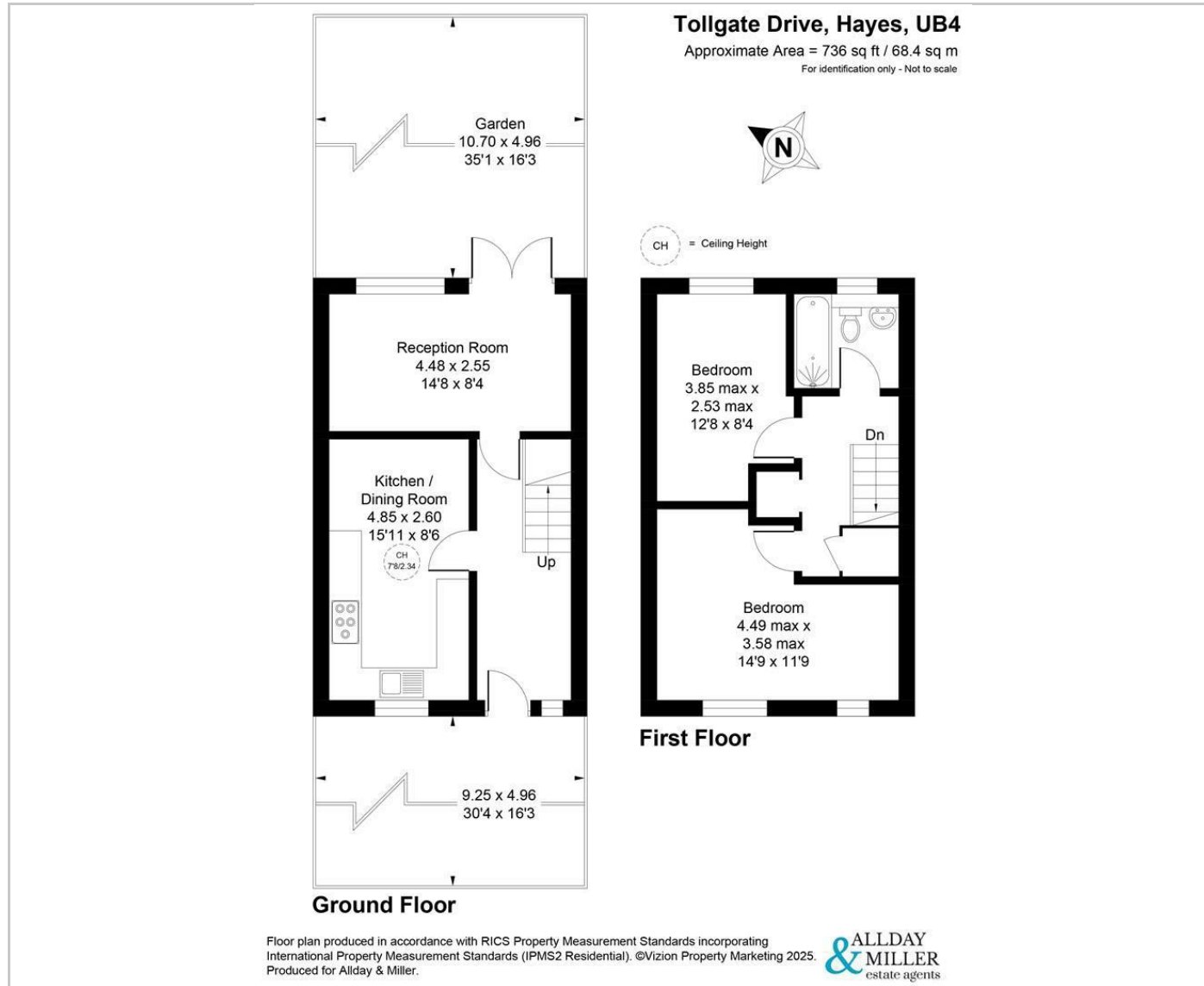
The private garden is mainly laid to lawn, offering a serene outdoor space for dining and entertainment.

## Situation

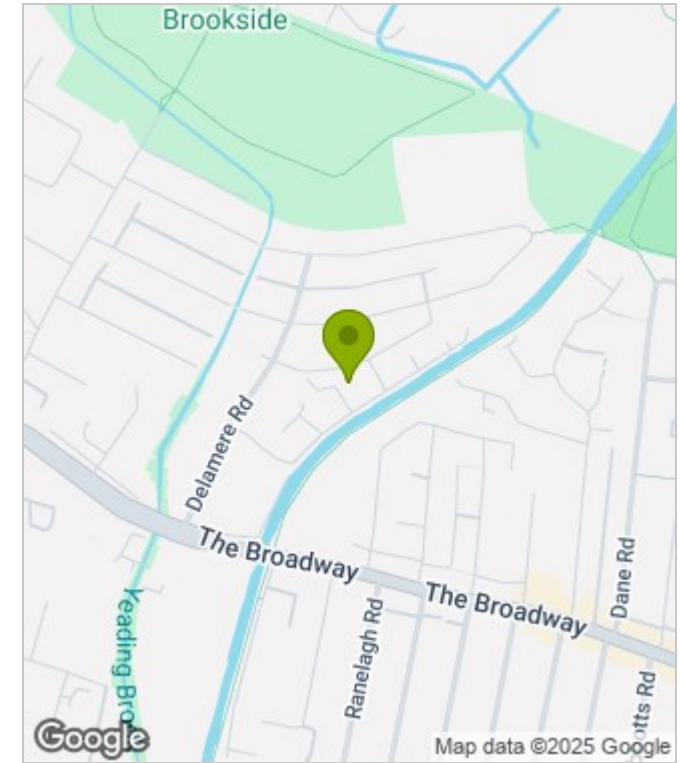
Tollgate Drive just moments from the Uxbridge Road in Hayes. Southall station being just a short drive away with the Elizabeth line, offering several links to Central London and the surrounding. Hayes town within a short distance away with its variety of local shops, restaurants and coffee shops. For the wider range of shopping facilities local bus routes to Southall, Ealing Broadway and Uxbridge town centre. The area is served by a number of high regarded schools in the local area including Barnhill community high school and Hambrough Primary School.



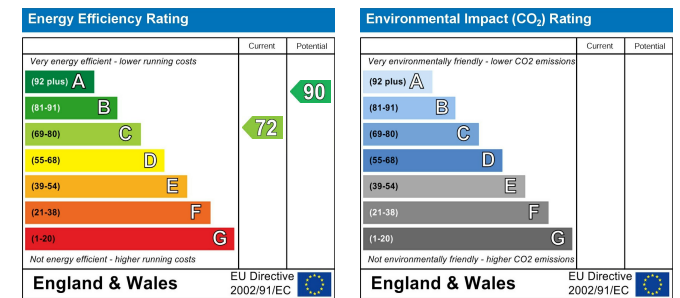
## Floor Plans



## Area Map



## Energy Performance Graph



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