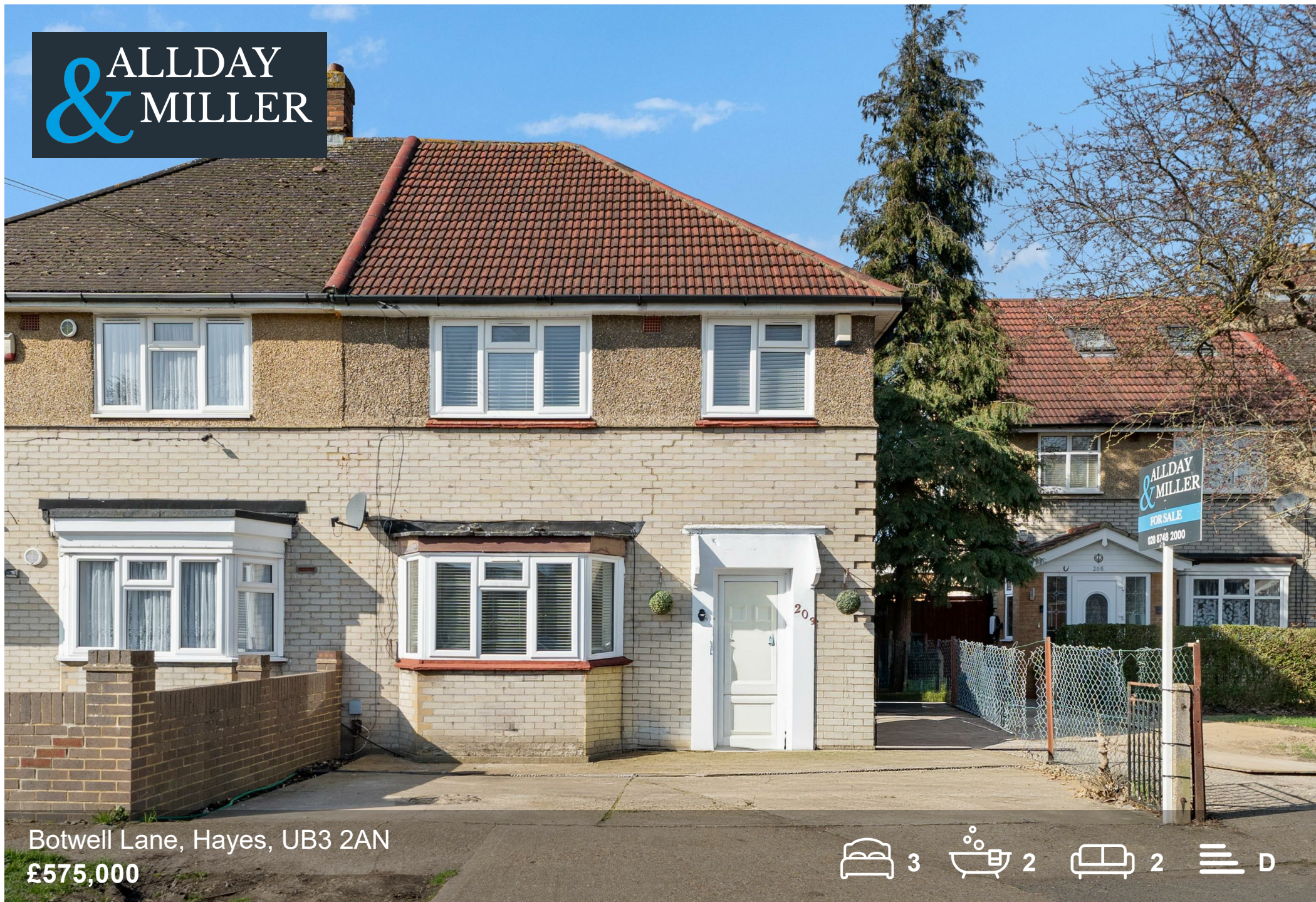


ALLDAY
& MILLER



Botwell Lane, Hayes, UB3 2AN
£575,000

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Botwell Lane, Hayes, UB3 2AN

£575,000

- Semi Detached House
- Loft Room Used As Additional Double Bedroom
- Chain Free
- Off Street Parking
- Extended To The Rear
- Three Double Bedrooms
- Two Bathrooms
- Large Rear Garden
- Walking Distance To Hayes Town Centre
- Catchment Area For Highly Regarded Local Schools

Description

This well-proportioned home offers versatile living space across three floors.

The ground floor briefly comprises a welcoming reception room, a separate dining room, fitted kitchen with ample worktop and storage space, a family room provides further living accommodation and access to a convenient downstairs shower room.

To the first floor, the property benefits from three well-sized bedrooms along with a family bathroom. The second floor features a useful loft room.

Externally, the property enjoys a front driveway providing off-street parking and a private rear garden.

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 = 1181 sq ft / 109.7 sq m
 Loft (Excluding Eaves) = 181 sq ft / 16.8 sq m
 Total = 1362 sq ft / 126.5 sq m
 For identification only - Not to scale

Ground Floor

- Reception Room: 4.22 min x 3.79 max, 13'10 x 12'5
- Dining Room: 3.46 max x 3.17 max, 11'4 x 10'5
- Kitchen: 3.48 x 2.38, 11'5 x 7'10
- Family Room: 6.34 max x 4.26 max, 20'10 x 14'0
- Store

First Floor

- Bedroom: 3.65 max x 3.03 min, 12'0 x 9'11
- Bedroom: 3.66 max x 3.64 max, 12'0 x 11'11
- Bedroom: 2.53 x 2.40, 8'4 x 7'10

Loft

- Loft Room: 3.79 min x 3.52 min, 12'5 x 11'7
- Eaves

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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estate agents

A map of the Barra Hall Park area. The map shows several streets: Judge Heath Ln, Botwell Ln, Barra Hall Rd, Botwell Common Rd, Compton Rd, Forrie Ave, and Langleigh Rd. Barra Hall Park is a large green area in the upper right. Lake Farm Country Park is a large green area in the lower left. A red pin is located on Barra Hall Rd, near the intersection with Botwell Common Rd. A blue circular icon with a white house symbol is located on Botwell Common Rd, near the intersection with Compton Rd. The Google logo is in the bottom left corner, and the text "Map data ©2026" 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 66	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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