

**ALLDAY
& MILLER**



Lych Gate Walk, Hayes, UB3 2NW
£445,000

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Lych Gate Walk, Hayes, UB3 2NW

£445,000

- Two Double Bedrooms
- Residents Parking
- Potential To Extend STPP
- Easy Reach Of An Elizabeth Line Station
- House - Freehold
- Modern Kitchen/Diner
- Good Schools Nearby
- Quiet Cul-De-Sac

Description

An immaculate two double bedroom house located in a quiet cul-de-sac. A perfect First Time Home or investment being within easy reach of an Elizabeth Line Station and Town Centre.

This property combines modern living with a welcoming atmosphere, making it an excellent choice for those seeking a lovely home in a desirable location. The ground floor boasts a well appointed fitted kitchen with a dining area and a spacious light filled reception which provides access to the rear.

The first floor features two generously sized double bedrooms, providing ample space for relaxation and a family bathroom complemented by a separate WC.

Outside, the private rear garden is mainly laid to lawn, providing a serene outdoor space for dining and entertainment.

Situation

Lych Gate Walk a prime location in the heart of Hayes. The Uxbridge Road and Hayes Town just moments away with its variety of local shops, cafes ,coffee shops and takeaways. Hayes and Harlington station a short drive away with the Elizabeth line giving easy links to central London and the surrounding. The bus stations also with serval routes to local amenities including Southall, Uxbridge, Ealing, Heathrow Airport and Brunel University . Highly regarded schools in the local area including Wood End Park Academy and Dr. Triplets Primary school.

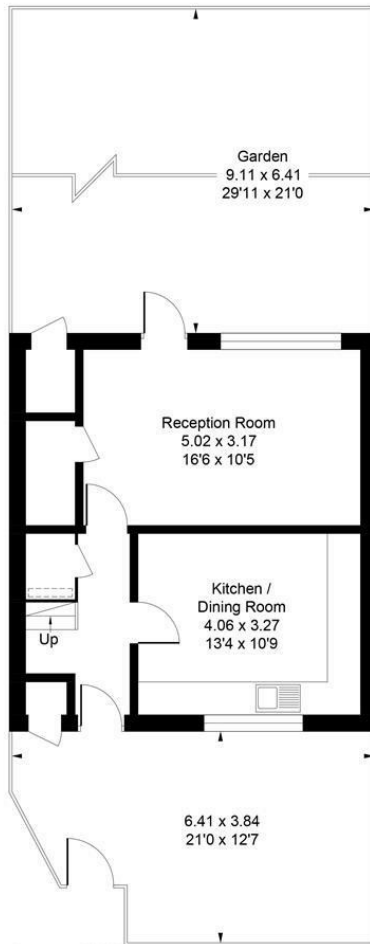


Floor Plans

Lych Gate Walk, Hayes, UB3

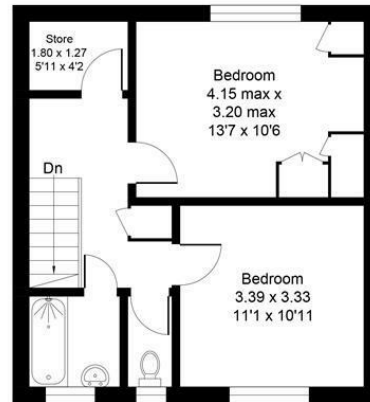
Approximate Area = 877 sq ft / 81.5 sq m

For identification only - Not to scale



Ground Floor

= Reduced headroom below 1.5m / 5'0

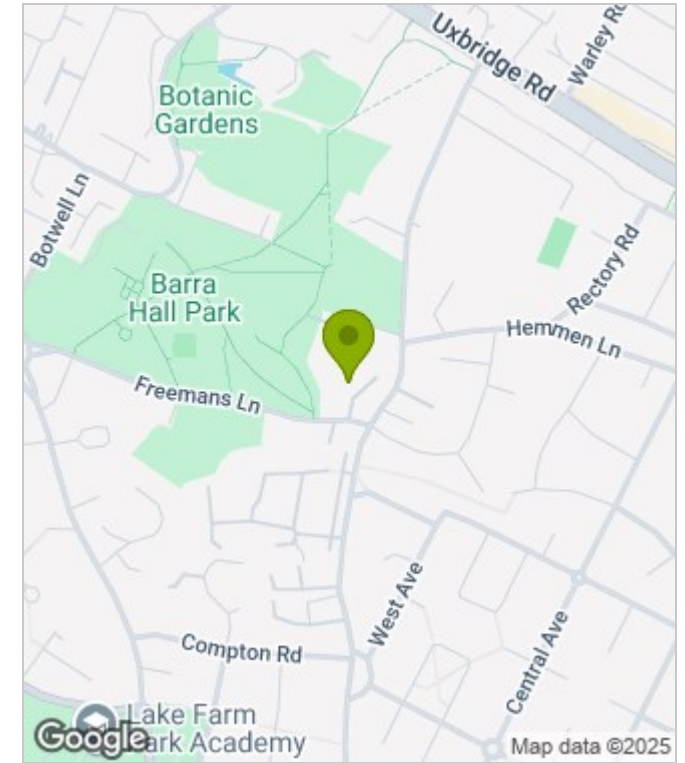


First Floor

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.

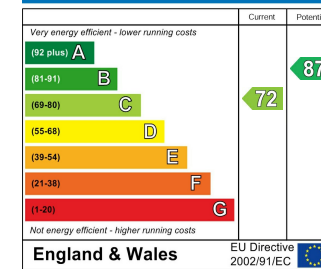


Area Map

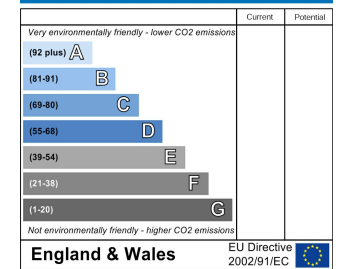


Energy Performance Graph

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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