



MOVE INN ESTATES
MAKING THE RIGHT MOVE



10, Tollgate Drive
Hayes, UB4 0NP
Guide Price £525,000

DESCRIPTION

This beautifully presented property on Tollgate Drive offers a perfect blend of space, comfort, and convenience, ideal for families and investors alike. Located in a sought-after residential area of Hayes, it provides easy access to local schools, shopping facilities, and excellent transport links including Hayes & Harlington Station with Elizabeth Line services into Central London.

The home features a spacious lounge, a modern fitted kitchen, and well-proportioned bedrooms, complemented by a contemporary family bathroom. The property also benefits from a communal rear garden, ideal for outdoor relaxation, and off-street private parking.

Combining modern living with a convenient location, this home represents an excellent opportunity for buyers seeking comfort, accessibility, and long-term value in the thriving Hayes area.



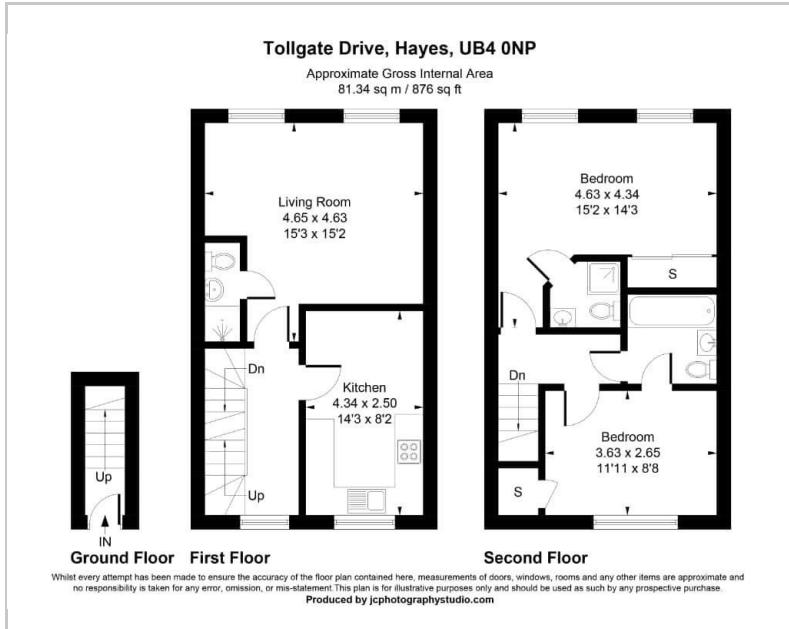
Ideal investment opportunity with a current rental income of £36,000 per annum.



EXECUTIVE SUMMARY

- Well-presented family home in a sought-after Hayes location
- Close to Hayes & Harlington Station (Elizabeth Line) with links to Central London
- Spacious lounge area ideal for family living and entertaining
- Modern fitted kitchen with ample storage and workspace
- Well-proportioned bedrooms with plenty of natural light
- Contemporary family bathroom with quality fittings
- Private rear garden perfect for outdoor relaxation
- Off-street parking for multiple vehicles
- Convenient access to local schools, shops, and amenities
- Excellent choice for families or buy-to-let investors

FLOOR PLAN



Viewing

Please contact our Move Inn Estates - Sales Office on 0208 574 4966 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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