

ALLDAY
& MILLER



Birchway, Hayes, UB3 3PD
£480,000

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- Three Bedrooms
- Large Rear Garden
- Potential to Extend In Loft (STPP)
- Freehold
- Driveway
- Extended To Rear
- Close Proximity to Hayes Town
- Popular Residential Street

Description

Upon entering, you are welcomed by a bright and airy reception room, ideal for relaxation or entertaining guests, a downstairs WC and a family bathroom, well appointed fitted kitchen/dining room, which provides a lovely space for family meals and easy access to the rear.

The first floor boasts three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The layout is thoughtfully designed, ensuring that every room is filled with natural light, creating a warm and inviting atmosphere throughout the home.

Outside, the front drive provides ample parking for residents, a valuable feature in this bustling area. The rear garden is a delightful private space, mainly laid to lawn, perfect for outdoor activities.

Situation

Birchway located in the heart of Hayes. The town centre just moments away with a variety of local cafes, coffee shops, Botwell leisure centre and supermarkets. Hayes and Harlington station is just a short drive away with the Elizabeth line giving easy links to central London and back towards Heathrow and Reading. Also benefits from being close to multiple bus links connecting you to all local areas such as Uxbridge, Northolt, Greenford, Heathrow, Ealing and Harrow The M25, M4 motorways are just a short drive away. A number of highly regarded schools in the local area including Botwell House Catholic Primary School and Harlington secondary school.



Birchway, Hayes, UB3
Approximate Area = 975 sq ft / 90.6 sq m
For identification only - Not to scale

Ground Floor

Garden 22.05 x 6.32
72'4" x 20'9"

Kitchen / Dining Room 5.70 max x 4.04 max
18'8" x 13'3"

Reception Room 4.33 max x 4.22 max
14'2" x 13'10"

6.32 x 4.12
20'9" x 13'6"

Up

First Floor

Bedroom 3.34 max x 3.20 max
10'11" x 10'6"

Bedroom 2.79 x 2.40
9'2" x 7'10"

Bedroom 4.42 max x 2.81 max
14'6" x 9'3"

Dn

Legend:
CH = Ceiling Height
= Reduced headroom below 1.5m / 5'0"

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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estate agents

A map of the area around Minet Country Park. The map shows several roads: Hughes Rd, Avondale Dr, Halsway, Bilton Way, Pump Ln, and The Parkway. A green location pin is placed on The Parkway near Bilton Way. The map is credited to Google, 2025.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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>		89		<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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