

ALLDAY
& MILLER



Ramulis Drive, Hayes, UB4 9PZ
£450,000





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- Two Bedrooms
- Allocated Parking
- Conservatory
- Close To Yeading Marina
- Entrance Porch
- Freehold
- Modern Kitchen / Diner
- Private Garden
- Good Schools Nearby
- Quiet Cul-De-Sac

Description

Allday & Miller present this modern two double bedroom home situated on a popular residential cul-de-sac close to Yeading Marina.

A well-presented two-bedroom home offering spacious and versatile accommodation, ideal for first-time buyers or small families.

The property briefly comprises an inviting reception/dining room, fitted kitchen, and a bright conservatory overlooking the rear garden.

To the first floor are two good-sized bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, perfect for relaxing or entertaining.

Situation

Situated in a quiet residential location in Hayes, this well-presented home on Ramulis Drive offers excellent access to local amenities, with Southall and Hayes & Harlington stations nearby providing fast links into Central London via the Elizabeth Line. The property is conveniently located close to highly regarded schools including Brookside Primary School and Barnhill Community High School, as well as excellent transport links via the A40, M4 and local bus routes. Yeading Retail Park, Hayes Town Centre and a variety of shops, supermarkets, cafés and everyday amenities are all within easy reach.



Ramulis Drive, UB4

Approximate Area = 770 sq ft / 71.5 sq m
Shed = 44 sq ft / 4.1 sq m
Total = 814 sq ft / 75.6 sq m
For identification only - Not to scale

Ground Floor

Shed

Garden
8.95 x 3.47
29'4 x 11'5

Conservatory
2.98 x 2.88
9'9 x 9'5

Reception /
Dining Room / Kitchen
8.41 x 3.55
27'7 x 11'8

Up

Extends To
4.21 x 13'10

First Floor

Bedroom 1
3.57 max x
3.49 max
11'9 x 11'5

Dn

Bedroom 2
3.56 x 2.60
11'8 x 8'6

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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A map showing the location of Grand Union Village School. The school is marked with a green pin icon. The map includes labels for 'The Parkway', 'Hobart Rd', 'Friar Rd', 'Glencoe Rd', and 'Grand Union Village School'. A school icon is also visible near the school name. The map is credited to Google, with 'Map data ©2026 Google' at the bottom right.

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>	77	82	<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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