

ALLDAY
& MILLER



Waylands, Hayes, UB3 2QU
£415,000

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- Two Bedrooms
- Front & Rear Gardens
- Chain Free Sale
- Close To An Elizabeth Line Station
- Freehold House
- Garage
- Great Transport Links
- Good Condition Throughout

Description

Allday & Miller present this chain free two bedroom freehold house situated in a quiet cul-de-sac. The property benefits from a garage in a block.

Spacious and bright two-bedroom home offering well-balanced accommodation, ideal for first-time buyers, downsizers or investors.

The ground floor features a fitted kitchen and a generous reception/dining room with plenty of natural light.

Upstairs offers two well-proportioned bedrooms and a family bathroom. This property has the potential to become three bedrooms on the first floor, similar houses on the road have done this.

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

Situation

Situated in a well-connected residential area of Hayes, the property is conveniently located close to Hayes Town Centre, offering a wide range of supermarkets, shops, cafés, restaurants and everyday amenities. Hayes & Harlington Station (Elizabeth Line) is approximately 1.5 miles away, providing fast connections into Central London and Heathrow Airport. The property is also within easy reach of Rosedale Primary School and Wood End Park Academy, making it well positioned for a range of local amenities and transport links.



Waylands, Hayes, UB3
Approximate Area = 763 sq ft / 70.9 sq m
For identification only - Not to scale

Ground Floor

Garden
7.02 x 4.58
23'0 x 15'0

Reception /
Dining Room
4.39 x 4.25
14'5 x 13'11

Up

Kitchen
3.28 x 2.57
10'9 x 8'5

4.25 x 1.69
13'11 x 5'7

12.85 x 4.78
42'2 x 15'8

First Floor

Bedroom
4.24 x 3.48
13'11 x 11'5

Dn

Bedroom
3.30 max x
2.73 max
10'10 x 8'11

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 of the Hayes End area. Hayes End Community Park (Recreation...) is highlighted in green on the left. A green location pin is placed on North Rd. Major roads include Uxbridge Rd running horizontally across the top, Kingsway running vertically on the left, and North Rd, Tudor Rd, and Cromwell Rd running diagonally from the bottom left towards the top right. Rosedale College is marked with a school icon on the right. The map includes the Google logo and 'Map data ©2026' in the bottom left corner.

Energy Efficiency 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>			89 77

Environmental Impact (CO ₂) Rating		Current	Potential
<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>			

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