

ALLDAY
& MILLER



Morgans Lane, Hayes, UB3 2UA
£220,000





Morgans Lane, Hayes, UB3 2UA

£220,000

- Spacious first-floor one-bedroom maisonette
- Beautifully presented and ready to move into
- Well-proportioned 13'10" x 8'6" bedroom
- Modern bathroom suite
- 119 years remaining on the lease
- Approx. 658 sq ft / 61.1 sq m of accommodation
- Potential to convert into a two bedroom property
- Separate fitted kitchen with excellent storage/worktop space
- Useful additional storage room measuring approx. 7'9" x 5'0"

Description

This well-proportioned home offers comfortable and practical accommodation, ideal for a range of buyers.

The property comprises an entrance hall, a spacious reception/dining room, fitted kitchen, bedroom, bathroom and useful storage cupboard. The accommodation provides a good balance of living and bedroom space, with the reception/dining room offering a versatile area for both relaxing and entertaining.

Situation

Morgans Lane is situated in a convenient residential location in Hayes, with a range of local amenities and facilities close by. The area is well served by a selection of schools including Rosedale Primary School, Hewens Primary School, Rosedale College and De Salis Studio College, all within easy reach. Hayes & Harlington Station is approximately 1.5 miles away and provides Elizabeth line services with direct connections into Central London, while local bus routes offer further transport options. The property is also close to Hayes End Recreation Ground and Rosedale Park, providing nearby green spaces and recreational facilities. The surrounding area offers a variety of shops, cafés and everyday amenities, with Uxbridge and Hayes town centres also within easy reach, while the A312, A40 and M4 provide convenient road links to London, Heathrow and the wider Home Counties.



Morgans Lane, UB3
Approximate Area = 658 sq ft / 61.1 sq m
For identification only - Not to scale

Ground Floor

First Floor

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.

ALLDAY & MILLER
estate agents

A map of the Hayes End area. The map shows several roads: A4020, New Rd, Green Ln, Kingsway, York Ave, Bishops Rd, Tudor Rd, Cromwell Rd, North Rd, Uxbridge Rd, Hayes End Dr, Hayes End Rd, and Hayes End. A green shaded area is labeled 'Hayes End Community Park (Recreation...)'. A red pin is located on Uxbridge Rd. A blue icon representing a school is labeled 'Rosedale College'. The Google logo is in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

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>	Current 67	Potential 67	<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	

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