



Wood End Green Road, Hayes, UB3 2SG
£289,000

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- Two Bedrooms
- Maisonette
- Chain Free
- Good Schools Nearby
- First Floor
- Courtyard Garden
- Close To The Uxbridge Road
- Easy Reach To An Elizabeth Line Station

Description

Nestled on the desirable Wood End Green Road this charming property offers a wonderful opportunity for both first-time buyers and those looking to downsize. Spanning an approx. 631 square feet and boasting a well-thought layout that maximizes space and comfort.

Upon entering, you are greeted by a spacious reception room, perfect for relaxing, the room is filled with natural light, creating a warm and welcoming atmosphere, a sleek fitted kitchen, two generous bedrooms, each offering a peaceful retreat for rest and relaxation. Completing this delightful home is a modern bathroom.

Situation

Wood End Green Road giving easy access to the Uxbridge road with its variety of local shops, takeaways, coffee shops and cafes. A number of bus/road links including the M40, M4 and M25 with its links to London and the Home Counties. Hayes Town Centre is just a short drive away with the Elizabeth Line, making the journey into Central London a breeze. The area is served by highly regarded schools in the local area including Rosedale College, Colham Manor primary school and Botwell House Catholic school.



Wood End Green Road, Hayes, UB3
Approximate Area = 631 sq ft / 58.6 sq m
For identification only - Not to scale

Ground Floor

4.56 x 3.41
15'0 x 11'2

Up

First Floor

Kitchen
2.98 max x 2.16 max
9'9 x 7'1

Bedroom
3.00 x 2.02
9'10 x 6'8

Bedroom
4.49 x 2.42
14'9 x 7'11

Reception Room
5.38 max x 2.88 min
17'8 x 9'5

CH = Ceiling Height

CH 7'9/2'35

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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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>	74	75	<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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