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& MILLER



Botwell Lane, Hayes, UB3 2AN  
£820,000

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**£820,000**

- Five Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Good Schools Nearby
- Chain Free
- Over 2000 Sq FT
- Semi-Detached House
- Garage
- Walking Distance To Hayes Town Centre
- Easy Access To An Elizabeth Line Station

## Description

This impressive house offers a perfect blend of space and modern living. Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the home, a convenient downstairs WC and bathroom, the family/ dining room provides a warm and inviting space for family gatherings, a modern fitted kitchen and utility completes this floor.

Rising to the first floor, you will find five generously sized bedrooms. The master bedroom complete with its own ensuite bathroom for added privacy. A stylish modern bathroom serves the remaining bedrooms, ensuring comfort for all.

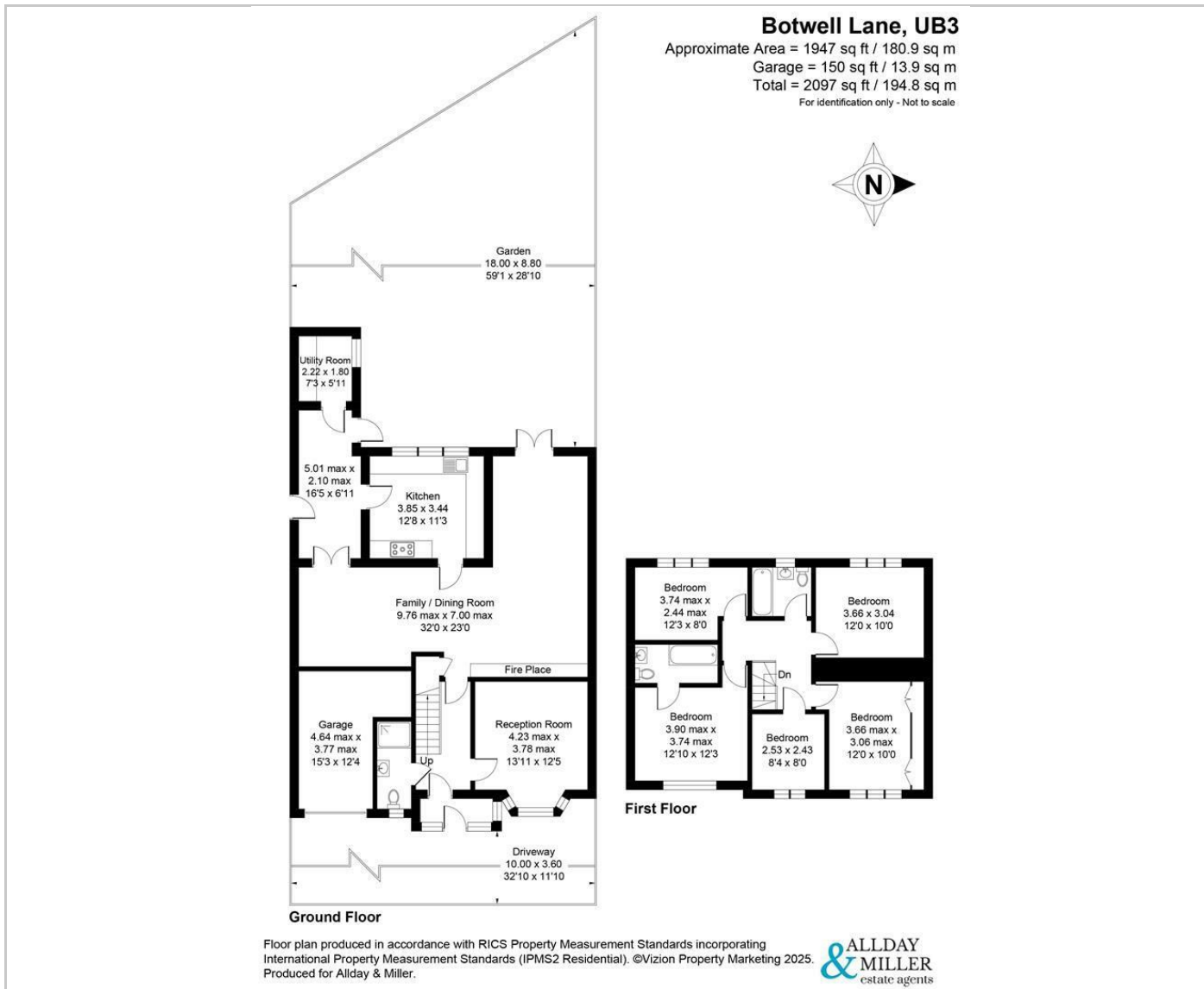
Outside, the property boasts a front drive with parking space and access to a garage. The large garden, predominantly laid to lawn, is perfect for outdoor dining and entertainment.

## Situation

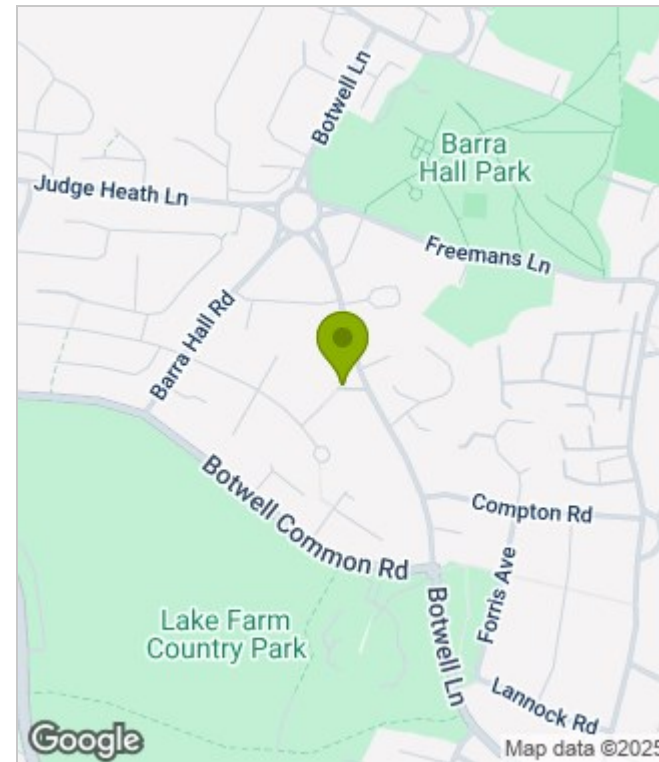
Botwell Lane situated in the heart of Hayes, being just moments from the Uxbridge Road with its variety of local shops, restaurants, takeaways and coffee shops. For the commuters Hayes and Harlington station with the Elizabeth line is just a 7 minute drive away making the journey into central London a breeze. A number of local bus routes to local amenities including Heathrow airport, Brunel university, Uxbridge collage and Uxbridge town centre. The area is served by many highly regarded schools including Botwell House Primary and Barnhill community high school.



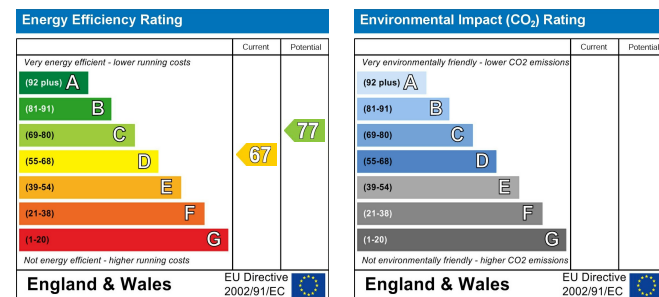
## Floor Plans



## Area Map



## Energy Performance Graph



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