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Tollgate Drive, Hayes, UB4 0NP
£710,000





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- Four double bedrooms arranged over three floors
- Underfloor heating throughout the entire ground floor
- Brand new gas boiler recently installed
- Spacious 24ft reception room
- Two modern family bathrooms plus ground floor WC
- Stunning solid oak kitchen with granite worktops
- Energy-efficient solar panels
- Fitted wardrobes in every bedroom
- Impressive 24ft landscaped rear garden
- Approximately 1,471 sq ft of versatile accommodation

Description

This well-presented and generously proportioned family home offers spacious accommodation arranged over three floors.

The ground floor comprises a welcoming reception room, a dining room, a fitted kitchen, and a convenient downstairs WC.

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

The second floor benefits from a further two bedrooms, an additional bathroom, and a separate WC.

Externally, the property enjoys a private rear garden, perfect for outdoor entertaining together with a front driveway providing off-road parking.

Situation

Tollgate Drive just moments from the Uxbridge Road in Hayes. Southall station being just a short drive away with the Elizabeth line, offering several links to Central London and the surrounding. Hayes town within a short distance away with its variety of local shops, restaurants and coffee shops. For the wider range of shopping facilities local bus routes to Southall, Ealing Broadway and Uxbridge town centre. The area is served by a number of high regarded schools in the local area including Barnhill community high school and Hambrough Primary School.



Tollgate Drive, UB4

Approximate Area = 1355 sq ft / 125.9 sq m
Lean-To = 116 sq ft / 10.8 sq m
Total = 1471 sq ft / 136.7 sq m
For identification only - Not to scale

Ground Floor

Garden
7.33 x 6.82
24'1" x 22'5"

Kitchen
5.73 x 3.18
18'10" x 10'5"

Dining Room
4.35 max x 3.36 max
14'3" x 11'0"

Lean-To
8.04 x 1.37
26'5" x 4'6"

Reception Room
4.96 max x 4.35 max
16'3" x 14'3"

Up

6.84 x 6.82
22'5" x 22'5"

First Floor

Bedroom
3.70 max x 2.39 max
12'2" x 7'10"

Dn

Up

Bedroom
4.36 max x 4.13 max
14'4" x 13'7"

Second Floor

Bedroom
4.34 max x 2.41 max
14'3" x 7'11"

Dn

Up

Bedroom
3.40 max x 3.38 max
11'2" x 11'1"

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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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>	78	78	<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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