

ALLDAY  
& MILLER



Willenhall Drive, Hayes, UB3 2UX  
£220,000





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**£220,000**

- Brand New Lease
- Allocated Parking
- Great Location
- Close To Shops & Amenities
- £1300 Estimated Rental Value
- Ground Floor Flat
- Communal Grounds
- 0.8 Miles To Hayes & Harlington Station
- Ideal Investment / First Time Purchase
- Ready To Move In

## Description

This property offers a fantastic opportunity for buyers looking to create their ideal living space.

The property comprises a welcoming reception/dining room, a well sized double bedroom, a fitted kitchen, and a bathroom.

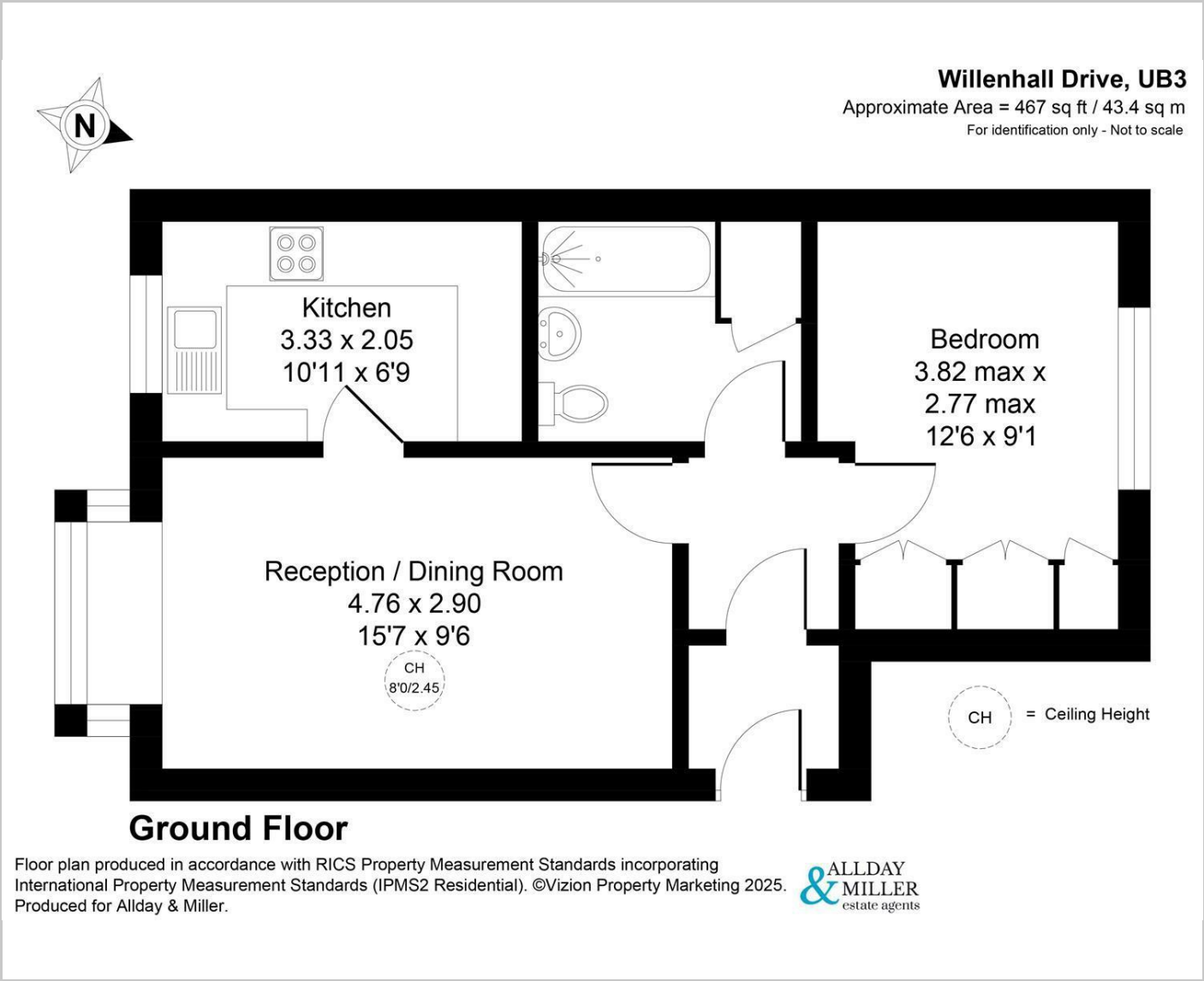
While the home would benefit from some updating and modernisation, it provides an excellent blank canvas for new owners.

## Situation

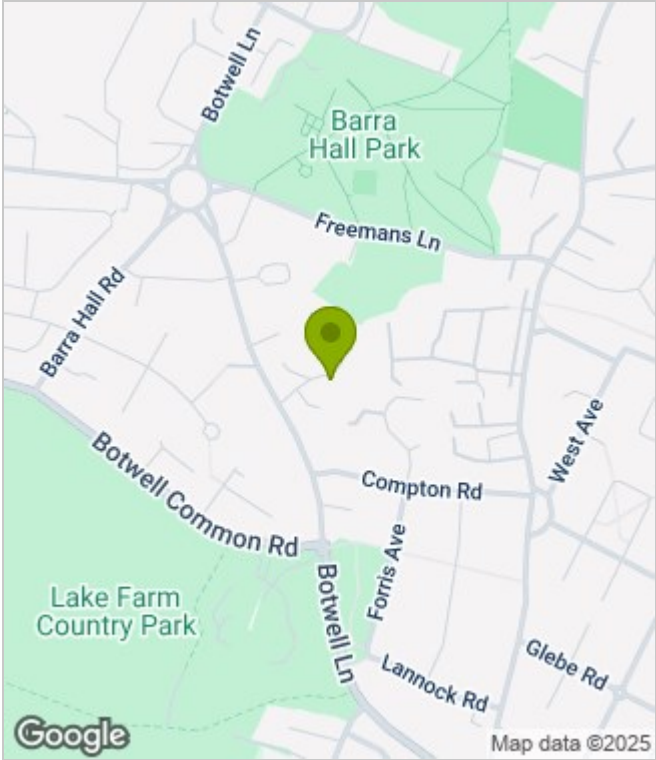
Willenhall Drive situated off Botwell Lane in the heart of Hayes, being just moments from the Uxbridge Road with its variety of local shops, restaurants, takeaways and coffee shops. For the commuters Hayes and Harlington station with the Elizabeth line is just a 7 minute drive away making the journey 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.



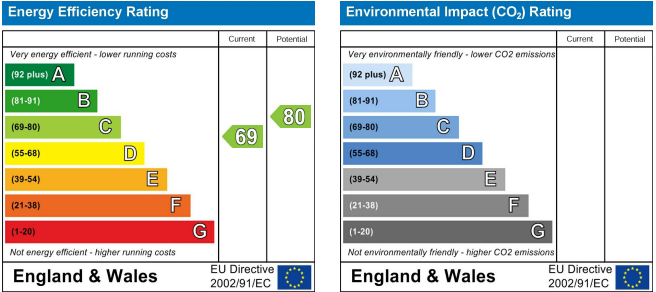
Floor Plans



Area Map



Energy Performance Graph



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