



OFFERS IN EXCESS OF

£520,000

Mellow Lane East

Hayes, UB4 8ER

PROPERTY SUMMARY

CHAIN FREE SALE - A well-maintained semi-detached home boasting excellent frontage and a prominent corner-plot position. The property offers bright, comfortable living spaces and presents exciting potential for extension (STPP), making it an ideal opportunity for buyers seeking both quality and future scope.

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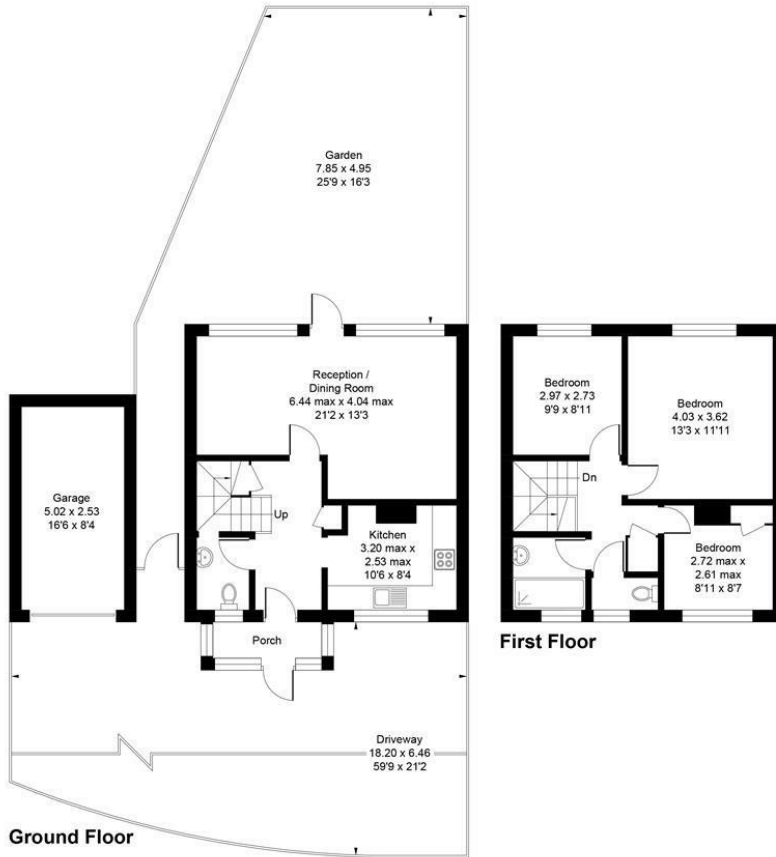
Mellow Lane East, UB4

Approximate Area = 983 sq ft / 91.3 sq m

Garage = 141 sq ft / 13.1 sq m

Total = 1124 sq ft / 104.4 sq m

For identification only - Not to scale



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.



LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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