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29 Dawley Road, Hayes, UB3 1LT  
£280,000

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**£280,000**

- Two Bedroom Apartment
- Two Bathrooms Including Ensuite
- Good Condition Throughout
- Parking Available
- Easy Access To M4, M25 & A312
- First Floor
- Prime Location Minutes From Elizabeth Line
- Long Lease
- Close To Schools & Local Amenities
- Chain Free

## Description

This well-presented two-bedroom apartment offers approximately 645 sq ft of accommodation and features a spacious open-plan reception room and fitted kitchen.

The property comprises two well-proportioned bedrooms, two shower rooms and a welcoming entrance hall, providing comfortable and practical living space throughout. The open-plan reception and kitchen area creates a bright and versatile space for both relaxing and entertaining.

## Situation

Ideally located in a convenient residential area, the property is within easy reach of Hayes & Harlington Station, providing excellent Elizabeth Line and National Rail services into Central London and Heathrow Airport. Hayes Town Centre is just a short distance away, offering a wide range of shops, supermarkets, cafés, restaurants and everyday amenities. Families are well served by a selection of highly regarded primary and secondary schools, while nearby parks and leisure facilities provide plenty of opportunities for recreation. The property also benefits from excellent road links via the A312, M4 and M25, making it an ideal location for commuters.



**Aubrey Court, UB3**  
Approximate Area = 645 sq ft / 59.9 sq m  
For identification only - Not to scale

**First Floor**

Reception Room / Kitchen  
5.17 max x 4.66 max  
16'11 x 15'3

Hall

Bedroom  
3.60 x 3.22  
11'10 x 10'7

Bedroom  
3.69 x 3.23  
12'1 x 10'7

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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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estate agents

## A map of the Harlington School area. The map shows several streets: Waltham Ave, Mildred Ave, Wentworth Cres, Pinkwell Ave, Shepiston Ln, N Hyde Rd, Station Rd, and Crowland A. A green location pin is placed on Shepiston Ln, near the intersection with Pinkwell Ave. Harlington School is marked with a school icon. The map is credited to Google, with map data from 2026.

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |         | Environmental Impact (CO <sub>2</sub> ) Rating |  |                                                                                                                                                                                                                                                                                                                                    |           |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--|--|
|                                                                                                                                                                                                                                                                                              | Current | Potential                                      |  | Current                                                                                                                                                                                                                                                                                                                            | Potential |  |  |
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |         |                                                |  | <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |           |  |  |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                        |         |                                                |  | <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                              |           |  |  |

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