



## Byron Way, Hayes, UB4 8AT

- EPC Rating - C
- Low Maintenance Rear Garden
- Neutral Colours Throughout
- Fantastic Family Home
- Moments From Hayes Park School
- Three Bedroom Home
- Very Well Presented
- Ample Parking Available
- Available Early October 2025
- Viewing Highly Recommended

**£1,950 PCM**

Cameron Estate Agents  
195 High Street,  
Middlesex, Uxbridge, UB8 1LB

E: [uxbridge@cameron.co](mailto:uxbridge@cameron.co)  
T: 01895252000

[www.cameron.co](http://www.cameron.co)



Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

**Description**

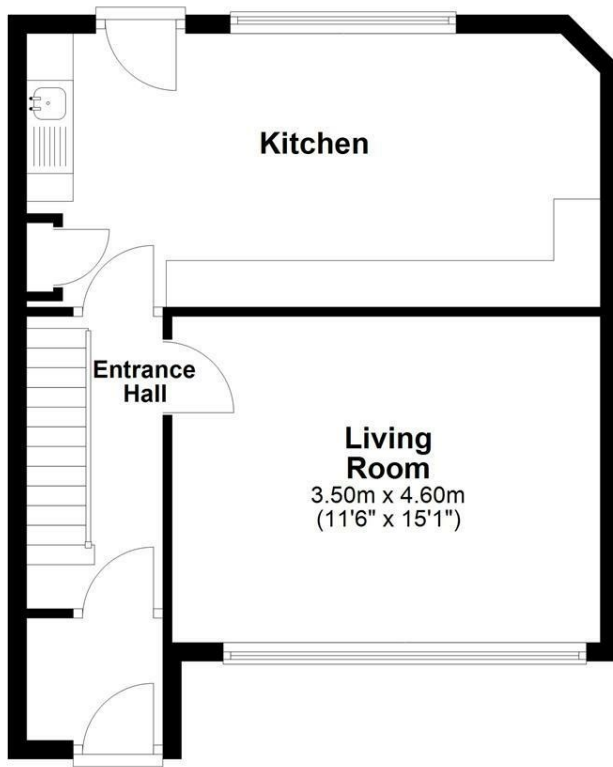
Located in a desirable area of Hayes, Byron Way is a spacious semi-detached home ideal for families or professionals seeking comfort and convenience. The property benefits from a recently refurbished and well presented kitchen, generous living room, well-sized bedrooms, family bathroom and a large, low maintenance rear garden. Situated just 1.9 miles from Hayes & Harlington station and close to excellent schools such as Hayes Park School. It also offers strong transport links and local amenities including shops, GP surgeries, and parks are all within easy reach. The neighbourhood is known for its quiet, community-focused environment reflecting its popularity and location appeal. Presented to the market unfurnished with ample parking, and available to move-in early October 2025.

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

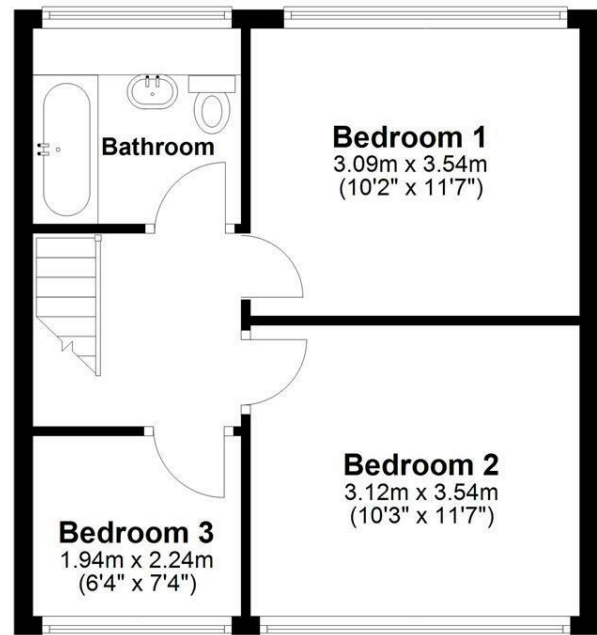
## Ground Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



## First Floor

Approx. 37.1 sq. metres (399.2 sq. feet)



Total area: approx. 73.6 sq. metres (792.4 sq. feet)



# Cameron



Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.