



21

Moray Avenue  
Hayes  
Middlesex  
UB3 2AU

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RWHITLEY  
Est. 1938 & CO

# Guide Price £539,950



- Semi-Detached House
- Three Bedrooms
- Living Room
- Kitchen/Diner
- Conservatory
- Bathroom
- Gas Central Heating
- Double Glazing
- Driveway
- Garden

## DESCRIPTION

This well cared for three bedroom semi-detached home is offered to market for the first time in nearly 40 years. The well planned accommodation comprises a useful porch, welcoming entrance hallway, light filled living room, spacious kitchen/diner and conservatory with double doors out to the rear garden. Stairs from the entrance hallway lead to the first floor landing providing access to two double bedrooms, a single bedroom and a bathroom.

## OUTSIDE

Front: A dropped kerb provides access to a block paved driveway. There is also a shared driveway to the side providing access to the

garage.

Rear: Patio area, with stepping stone footpath to the rear of the garden. Laid to lawn with planting borders. Low maintenance plastic shed. Greenhouse.

## LOCATION

Hayes town centre with excellent shopping and Elizabeth Line is about 1/2 a mile distant. Bus routes, local schools and supermarket is just a short walk. London Heathrow Airport, motorway network, town centre of Uxbridge, Stockley Business Park are all within easy motoring distance.

## HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

## COUNCIL TAX BAND

We understand that the current council tax band is D.

## SERVICES

Mains gas, electricity, water and drainage.

## TENURE

Freehold.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC





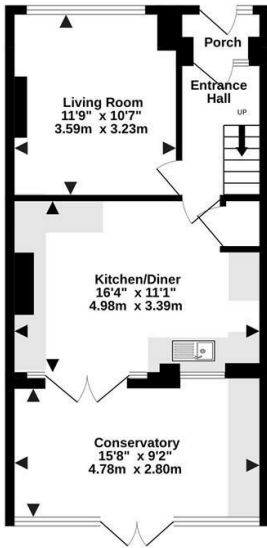




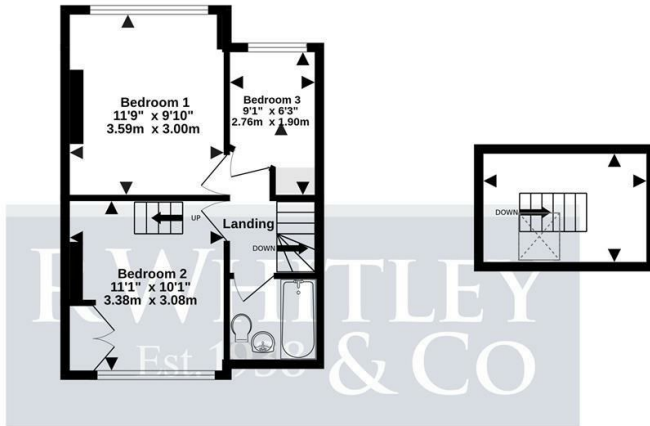




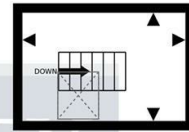
GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



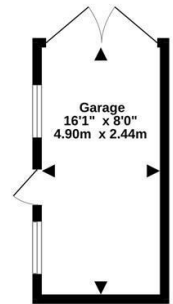
FIRST FLOOR  
340 sq.ft. (31.5 sq.m.) approx.



SECOND FLOOR  
80 sq.ft. (7.4 sq.m.) approx.



GARAGE  
129 sq.ft. (12.0 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES SECOND FLOOR + GARAGE

TOTAL FLOOR AREA : 833sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA  
[sales@rwhitley.co.uk](mailto:sales@rwhitley.co.uk) | 01895 442711 | [rwhitley.co.uk](http://rwhitley.co.uk)

