

Forris Avenue, Hayes, UB3 2AS

Guide Price £680,000

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FOUR BEDROOM - THREE BATHROOM - REAR EXTENDED - LOFT EXTENDED - TWO OUT BUILDING - DRIVEWAY - PRIVATE GARDEN - FREEHOLD

Henry Wiltshire is pleased to present this substantial and well-presented four-bedroom semi-detached home, perfectly positioned on the ever-popular Forris Avenue in Hayes. Set over three spacious floors and offering versatile living throughout, this property is ideal for large families or investors seeking excellent rental yield and long-term value.

Property Features:

Generously sized through lounge and reception area – ideal for entertaining or family living, separate modern fitted kitchen with direct access to the private rear garden. Three spacious bedrooms and a contemporary family bathroom on the first floor, expansive loft conversion providing a fourth bedroom with a stylish en-suite bathroom. A total of three bathrooms across all floors for added convenience and privacy

External Benefits:

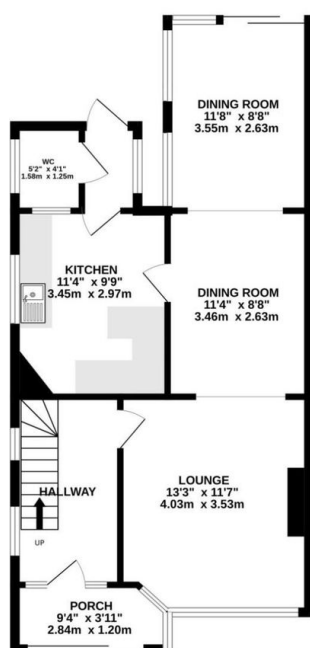
Private rear garden – perfect for outdoor dining, kids’ play area, or future landscaping, off-street driveway parking for up to two vehicles, two large outbuildings at the rear – offering flexible use as home offices, gyms, workshops, or potential studio flats (STPP)

Location Highlights:

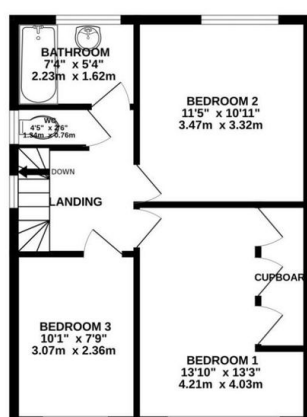
Set in a quiet, family-friendly residential road with a strong sense of community, walking distance to local shops, well-rated schools, parks, and leisure facilities, excellent transport links: just minutes from Hayes & Harlington Station (Elizabeth Line), with direct services to Central London and Heathrow Airport, easy access to the M4, M25, and A312 road networks.

- Four Bedroom
- Rear Extended
- Two Outbuilding
- Private Garden
- Conservatory
- Three Bathroom
- Loft Extended
- Driveway
- Freehold
- Close to Local Schools

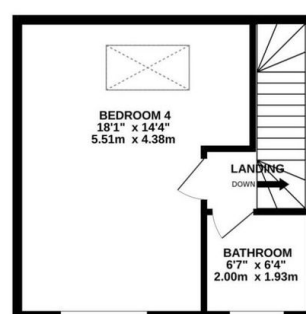
GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 1363 sq.ft. (126.6 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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