



- THREE Bedroom Semi Detached
- No Onward Chain
- Modern Fitted Kitchen
- Close To Popular Local Schools
- Off Street Parking

- Extended
- 27 Ft Lounge
- Excellent Transport Links
- Private Rear Garden
- EPC Rating D

A well presented and spacious THREE bedroom semi detached house in Hayes located within close proximity to local sought after schools. This extended family home is within easy reach to the A40 which provides easy access to the M40/M25 motorway junctions. Local amenities are close by along with Stockley Business Park and Heathrow Airport a short bus ride. Ready to move straight into and being sold with no onward chain.

The ground floor of the property briefly comprises; entrance hall, 27ft through lounge with bay window, dining room, modern fitted kitchen. The first floor provides; landing, two double bedrooms, single bedroom and an a family bathroom.

Further features include; neutral modern decor, gas central, heating, double glazing, a sunny south west face private rear garden, an off street parking space and residential on street residential parking.

Viewings are strictly by appointment only.

Price: Guide Price £560,000

Tenure: Freehold

Local authority: Hillingdon

Council tax band: D

Broadband type: Upto Ultrafast 1800 Mbps d/l 924 Mbps u/l

Mobile Coverage (Indoor):

Provider Voice Data

EE - Limited Limited

Three - Limited Limited

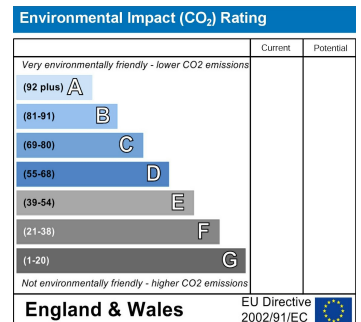
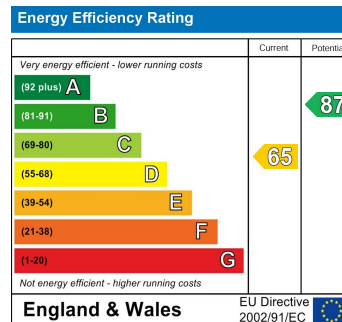
O2 - Likely Limited

Vodafone - Limited Limited

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>







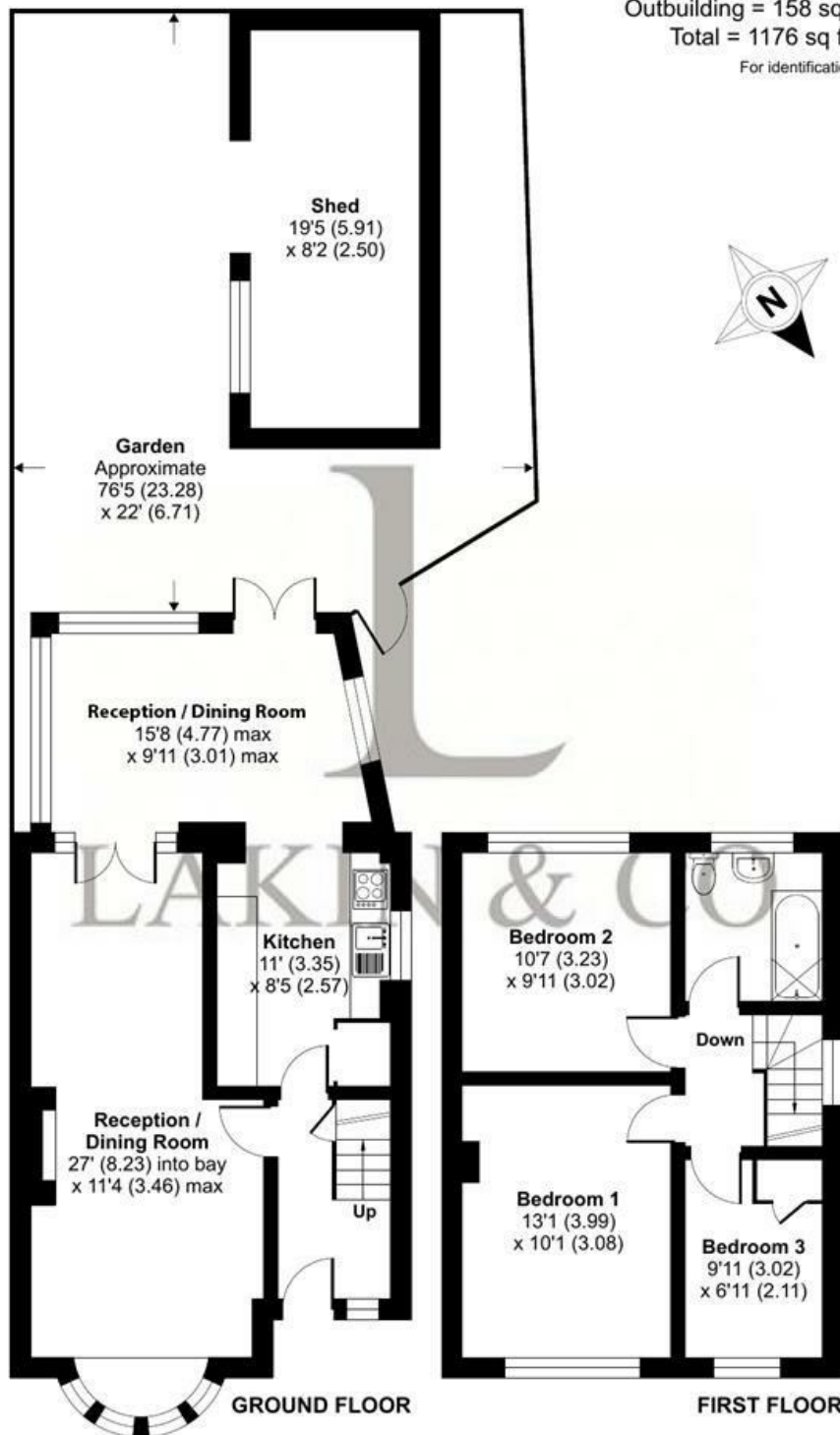
Grosvenor Avenue, Hayes, UB4

Approximate Area = 1018 sq ft / 94.6 sq m

Outbuilding = 158 sq ft / 14.7 sq m

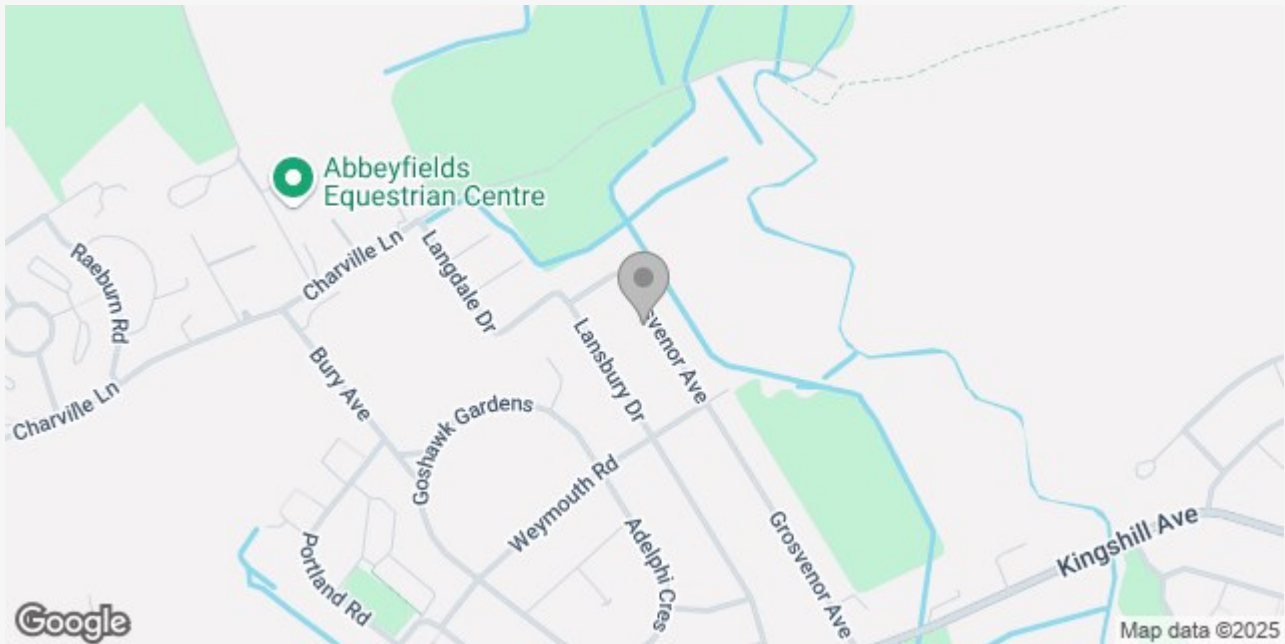
Total = 1176 sq ft / 109.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1248786

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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