



£425,000 Freehold

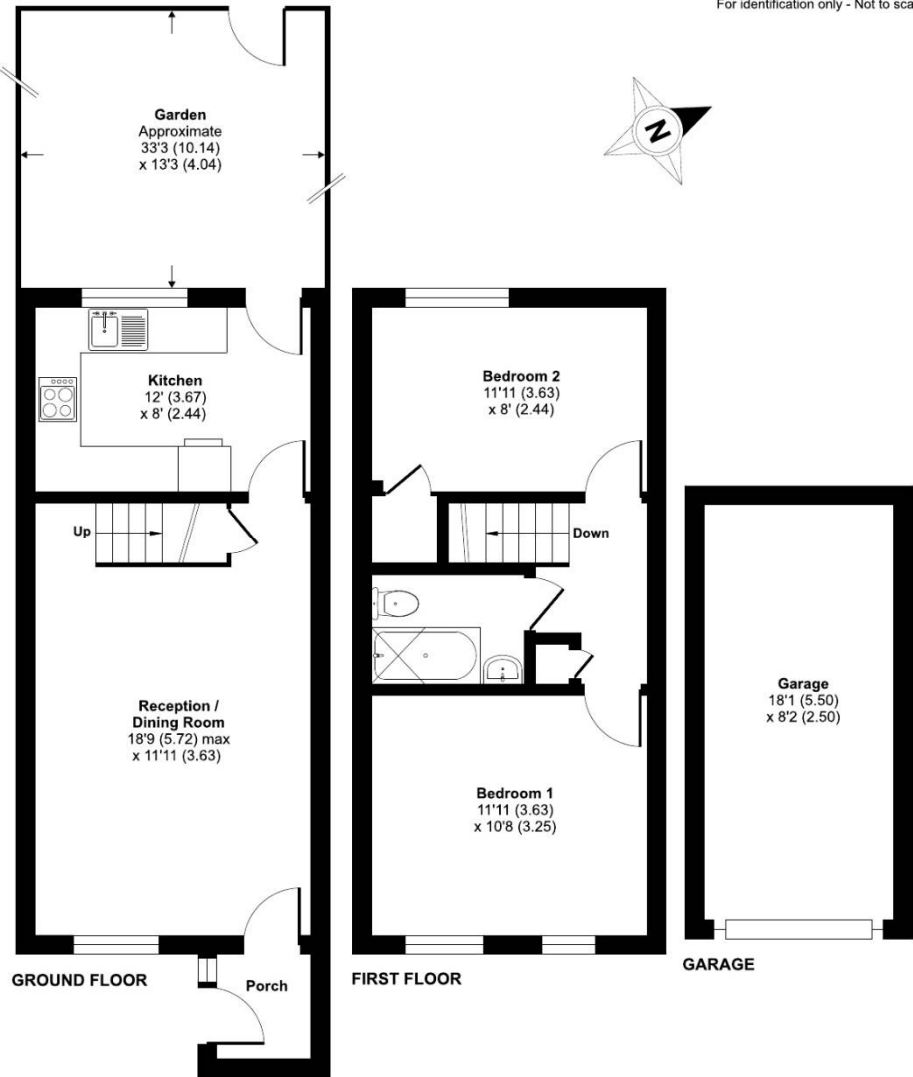
Savoy Avenue, Hayes, UB3

Two Bedroom House in South Hayes! Simple Estates are delighted to present this cosy two-bedroom house, ideally located on a quiet residential road in South Hayes. The property offers a porch entrance, a spacious lounge, a separate fitted kitchen, two double bedrooms, a family bathroom, and a private rear garden – perfect for outdoor relaxation. Conveniently situated within walking distance to Hayes & Harlington Station, as well as 140, 90, E6, and H98 bus routes. Local supermarkets, schools, and a range of amenities are also nearby. Ideal for first-time buyers, small families, or investors – book your viewing today!

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Approximate Area = 673 sq ft / 62.5 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 821 sq ft / 76.3 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). © n/checom 2025. Produced for Simple Estate Agents. REF: 1277207

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Directions

UB3 3ES Coldharbour Ln, Hayes Head south-west on Coldharbour Ln towards Fairdale Gardens ? 0.1 mi At the roundabout, continue straight onto Botwell Ln ? 217 ft At the roundabout, take the 1st exit ? 167 ft Continue onto Station Rd ? Go through 1 roundabout ? 0.7 mi Turn left towards Bedwell Gardens ? 59 ft Turn right onto Bedwell Gardens ? 0.3 mi Turn left onto Savoy Ave ? Destination will be on the left ? 259 ft UB3 4HE Savoy Ave, Hayes

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
		EU Directive 2002/91/EC

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.