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& MILLER



Croyde Avenue, Hayes, UB3 4EJ  
£650,000

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**£650,000**

- Four Bedrooms
- Extended
- Potential To Extend (STPP)
- 1994 Sq Ft
- Great Location
- Two Bathrooms
- Semi-detached home
- Ample Living Accommodation
- Driveway
- Downstairs Shower Room & Upstairs Bathroom

## Description

This well presented family home with great potential comprises of extensive downstairs living space. With an inviting entrance hall, a bright reception room giving ample natural light and a spacious living room leading to an extended fitted kitchen and dining area adjoined by a bright and warm conservatory, with it's very own grapevine, giving views to the large rear garden. To complete the downstairs is a large double bedroom with an expansive en-suite shower room.

Rising to the first floor the house boasts 3 bedrooms and a family bathroom. An accessible loft provides a large storage space.

The front benefits from a large driveway for off-road parking giving access to a garage. It also boasts a lawned rose garden.

To the rear is a large private garden laid to lawn, bordered by many fruit bearing trees with a second garage / outbuilding at the rear.

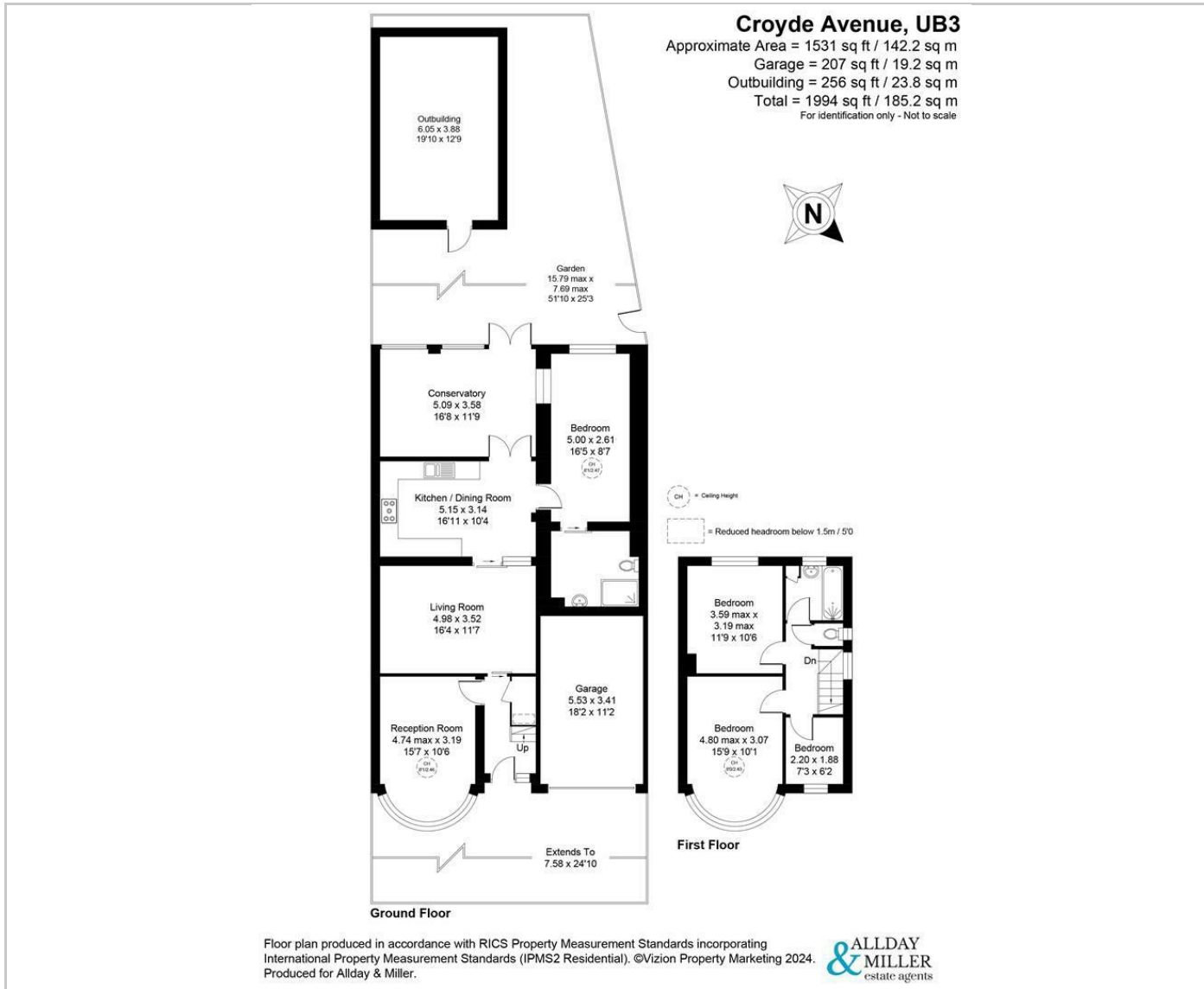
## Situation

Croyde Avenue is a popular residential road in a prime location with Hayes and Harlington Station within close walking proximity giving quick, Main line and Elizabeth Line access links to Central London.

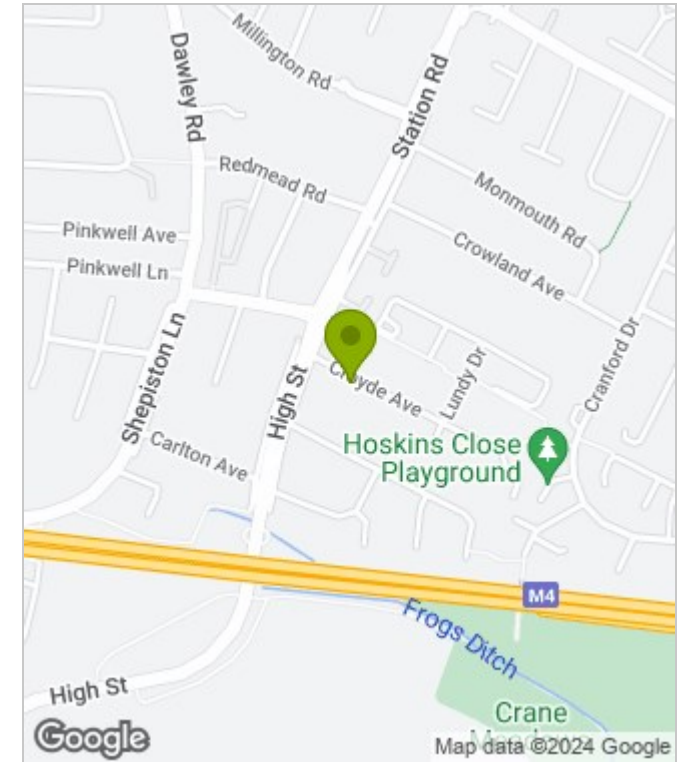
Stockley Business Park, Heathrow Airport & the M4/M25 Motorways are also moments away. Conveniently situated close to local amenities, and superstores, with Uxbridge Town centre only a short journey away with it's array of restaurants, coffee shops, bars and shopping centres. There are also a number of highly regarded schools including Hayes Park primary school, Harlington School, Grange Park and The Global Academy.



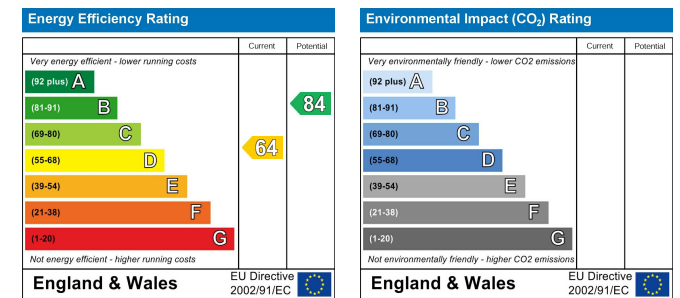
## Floor Plans



## Area Map



## Energy Performance Graph



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