



Bedford Avenue, Hayes, UB4 0DS  
£425,000







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- Two Double Bedrooms
- House - End Of Terrace
- Garage
- Close To Amenities
- Freehold
- No Onward Chain
- Situated in a Cul-De-Sac
- Good Transport Links

## Description

Versatile and spacious this property comprises of a welcoming entrance porch, light filled reception room, a fully fitted kitchen, dining room with sliding doors providing access to the rear garden.

The first floor enjoys two bedrooms and a bathroom.

A low maintenance front garden with a path leading you to the front door. To the rear a private garden mainly laid to lawn. There is also a garage which can be accessed from the side or the rear.

## Situation

Bedford Avenue a residential cul-de-sac in the heart of North Hayes. With easy access to a variety of local amenities including bus links, the M4/A40 road links (providing access to London and The Home Counties), Heathrow Airport, a number of local shops, restaurants and cafes. The Elizabeth Line runs from Hayes & Harlington Station being just a short drive away making the commute into central London a breeze. A number of local schools including Yeading Primary and Hayes Park primary school also within close proximity.





### Bedford Avenue, Hayes, UB4

Approximate Area = 835 sq ft / 77.6 sq m  
Garage = 152 sq ft / 14.1 sq m  
Total = 987 sq ft / 91.7 sq m  
For identification only - Not to scale

**Ground Floor**

**First Floor**

**Garage**

(Not Shown In Actual Location / Orientation)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

**ALLDAY & MILLER**  
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| Energy Efficiency Rating   |         | Environmental Impact (CO <sub>2</sub> ) Rating |  |  |           |
|--|---------|--|--|--|-----------|
|  | Current | Potential                                      |  | Current  | Potential |
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |         | 83   |  | <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |           |
| <b>England &amp; Wales</b><br>EU Directive<br>2002/91/EC   |         |  | <b>England &amp; Wales</b><br>EU Directive<br>2002/91/EC |  |           |

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