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Warley Avenue, Hayes, UB4 0QZ
£540,000

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- Semi Detached House
- Three / Four Bedrooms
- Large Rear Garden
- Off Street Parking
- Extended To The Rear
- No Upper Chain
- Prime Location
- Self Contained Outhouse

Description

Set in the prime location this property brought to the market with great potential comprises of a welcoming entrance, a reception/bedroom, living area, a fitted kitchen/ dining room which provides access to the rear garden.

Rising to the first floor features three bedrooms and a family bathroom with separate WC.

Externally there is a front driveway space for off street parking. To the rear is a private rear garden mainly laid to lawn and an outbuilding including a bedroom, reception room and fitted kitchen.

Situation

Warley Road with its easy access to a number of local amenities including the Uxbridge Road with its variety of local shops, cafes, restaurants, take aways and coffee shops. The area is served by a number of highly regarded schools including Hayes Park and Barnhill community high school. For the motorist the M4/M25 and the A40 all within a short drive. Hayes and Harlington station being just a 10 minute drive with the Elizabeth Line giving easy links to Central London and the surrounding areas.



Warley Avenue, Hayes, UB4
Approximate Area = 864 sq ft / 80.2 sq m
Outbuilding = 328 sq ft / 30.5 sq m
Total = 1192 sq ft / 110.7 sq m
For identification only - Not to scale

Store
3.39 x 3.31
11'1" x 10'10"

Garage
5.49 max x
3.33 max
18'0" x 10'11"

Garden
21.96 x 7.45
72'1" x 24'5"

Kitchen / Dining Room
5.19 max x 4.67 max
17'0" x 15'4"

Living Area

Up

Reception Room / Bedroom
4.04 x 3.40
13'3" x 11'2"

Extends To
6.90 x 22'8"

CH = Ceiling Height
= Reduced headroom below 1.5m / 5'0"

Bedroom
3.16 x 2.22
10'4" x 7'3"

Bedroom
2.39 x 1.64
7'10" x 5'5"

Bedroom
3.71 max x
3.11 max
12'2" x 10'2"

First Floor

Ground Floor

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.

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estate agents

A Google Map of a residential area in London, showing a green location pin on Addison Way. The map includes street names such as Balmoral Dr, Marvell Ave, Shakespeare Ave, Gledwood Gardens, Uxbridge Rd, Rectory Rd, Hemmen Ln, Central Ave, Addison Way, Aldharbour Ln, and Yeading Ln. The Google logo and "Map data ©2025 Google" are visible at the bottom.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	68	85	<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

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