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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

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

Extends To
6.90 x 22'8

Ground Floor

First Floor

Bedroom
3.16 x 2.22
10'4 x 7'3

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

Bedroom
2.39 x 1.64
7'10 x 5'5

Bathroom

Up

Dn

CH = Ceiling Height

= Reduced headroom below 1.5m / 5'0

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024.
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estate agents

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