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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.



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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

The floor plan consists of two main parts: a large Ground Floor plan on the left and a smaller First Floor plan on the right.

Ground Floor:

- Store:** 3.39 x 3.31 (11'1" x 10'10")
- Garden:** 21.96 x 7.45 (72'1" x 24'5")
- Garage:** 5.49 max x 3.33 max (18'0" x 10'11")
- Kitchen / Dining Room:** 5.19 max x 4.67 max (17'0" x 15'4")
- Living Area:** Includes stairs labeled "Up".
- Reception Room / Bedroom:** 4.04 x 3.40 (13'3" x 11'2"). A circular feature labeled "CH" (Ceiling Height) is indicated.
- Extends To:** 6.90 x 22'8"

First Floor:

- 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")

Legend:

- CH = Ceiling Height
- [Dashed Line] = Reduced headroom below 1.5m / 5'0"

Orientation: A compass rose indicates North (N) is towards the top-right of the page.

Ground Floor

First Floor

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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A Google Map of a residential area in London. A green location pin is placed on Addison Wy. The map shows a grid of streets including Balmoral Dr, Marvell Ave, Shakespeare Ave, Gledwood Gardens, Uxbridge Rd, Rectory Rd, Hemmen Ln, Addison Wy, Oldharbour Ln, and Yeading Ln. The Google logo and 'Map data ©2025 Google' are visible at the bottom.

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

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