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Woodrow Avenue, Hayes, UB4 8QP  
£475,000





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- Three Bedrooms
- Modern Kitchen / Diner Extension
- Close To Local Amenities
- Potential to Extend (STPP)
- Good Condition Throughout
- Off Street Parking
- Private Rear Garden
- Quiet Residential Location
- Gas Central Heating
- Conservatory To Rear

## Description

This delightful house presents an excellent opportunity for families seeking a spacious and comfortable home. The property is designed to cater to modern living while providing a warm and inviting atmosphere.

Upon entering, you are welcomed into a generous reception room, perfect for relaxing or entertaining guests, a convenient bedroom, fitted kitchen/dining room, this area seamlessly flows into a lean to which provides direct access to the rear.

The first floor features two additional bedrooms, each offering a peaceful retreat for rest and relaxation. A family bathroom completes this level.

Outside, the property benefits from a front drive, providing off-street parking for your convenience. The rear garden offering a private and secluded space for outdoor enjoyment.

## Situation

Woodrow Avenue popular residential road in the heart of North Hayes. The Uxbridge Road within a short distance providing excellent access to local shops, restaurants and cafes. A nine minute drive to Hayes & Harlington station giving easy links to central London with the Elizabeth Line. For the commuters the M4/M40/M25 motorways just a short drive away. The area is served by a number of highly regarded schools including Hayes Park primary school, Charville Academy, Barnhill High School and Swakeleys School for girls.



## Floor Plans

### Woodrow Avenue, Hayes, UB4

Approximate Area = 974 sq ft / 90.5 sq m

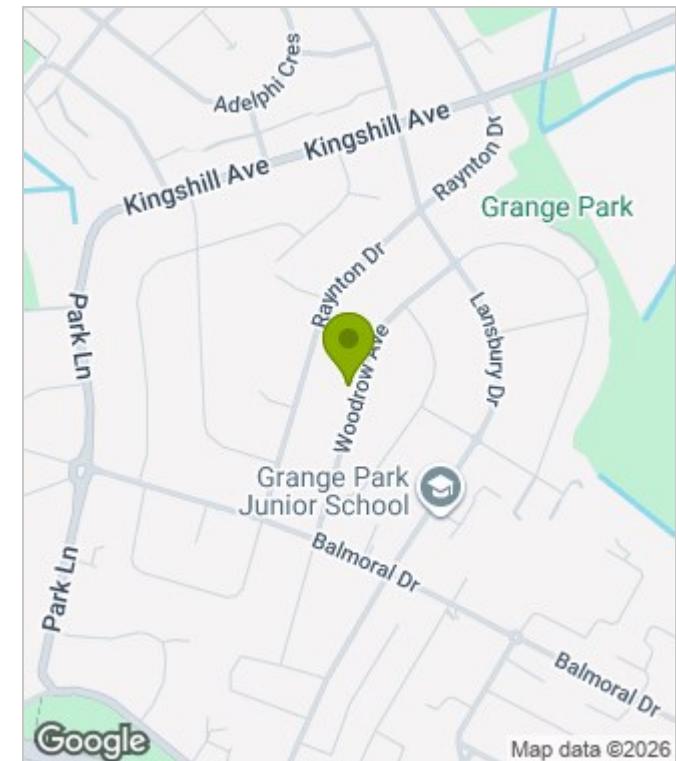
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

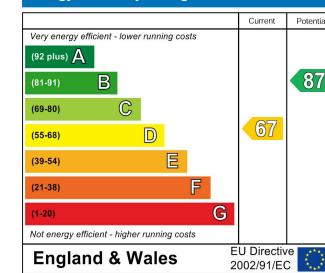
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## Area Map

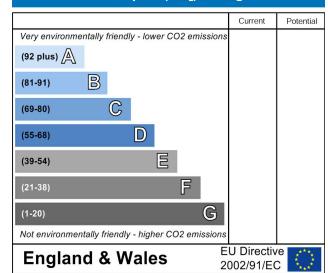


## Energy Performance Graph

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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