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Fredora Avenue, Hayes, UB4 8RB
£450,000

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- Two Bedrooms
- Potential To Extend STPP
- Driveway
- North Hayes
- Excellent Transport Links
- End of Terrace House
- Chain Free
- Private Garden
- Good Schools Nearby
- Walking Distance To Shops

Description

Beautifully presented and full of potential, this delightful two-bedroom end of terrace house is perfectly positioned on a sought-after residential road in North Hayes. Offering a spacious interior and excellent scope for extension (STPP), it makes an ideal purchase for growing families or discerning buyers.

Ground Floor

Step inside through the welcoming porch entrance into a bright and airy open-plan reception room and kitchen, designed for modern living and effortless entertaining.

First Floor

The upper level features two generously sized double bedrooms alongside a well-appointed family bathroom suite, creating a comfortable retreat for the whole family.

External Features

Excellent side plot providing scope for future extension (STPP)

Generous private rear garden, ideal for outdoor dining and family enjoyment

Driveway to the front, offering valuable off-street parking

This charming home seamlessly blends contemporary style with future potential, making it a rare opportunity in this popular location.

Situation

Fredora Avenue situated close to a number of local amenities including Kingshill high street with its variety of local shops, cafes, bakery's, takeaways and coffee shops. A number of highly regarded schools in the local area including Hayes Park primary school, St. Raphaels and Barnhill Community high school. Northolt Underground Station and Hayes & Harlington station within easy reach, its several bus links available and the central/ Elizabeth line giving easy links to Central London and the surrounding area.



Fredora Avenue, UB4

Approximate Area = 525 sq ft / 48.8 sq m
Shed = 21 sq ft / 1.9 sq m
Total = 546 sq ft / 50.7 sq m
For identification only - Not to scale

The floor plan consists of two main parts: a large Ground Floor and a smaller First Floor. The Ground Floor is an irregular shape with a large central area labeled 'Reception / Dining Room / Kitchen' with dimensions '6.27 max x 3.91 max' and '20'7 x 12'10'. To the left of this area is a staircase labeled 'Up'. To the right is a staircase labeled 'Dn'. Above the central area is a 'Garden' with dimensions '11.00 x 4.40' and '36'1 x 14'5'. To the right of the garden is a 'Shed'. Below the central area is a 'Driveway' with dimensions '9.00 x 5.80' and '29'6 x 19'0'. The First Floor is a smaller rectangular area with two bedrooms. The top bedroom has dimensions '2.11 x 2.00' and '6'11 x 6'7'. The bottom bedroom has dimensions '3.90 max x 3.04 max' and '12'10 x 10'0'. There is a bathroom and a staircase labeled 'Dn' in the First Floor.

Ground Floor

First Floor

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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A map of the Grange Park area in London. The map shows several streets: Kingshill Ave, Raynton Dr, Woodrow Ave, Balmoral Dr, and Adelphi Cres. A green pin marks the location of KiddieCare Nurseries Pine Place, which is situated near the intersection of Woodrow Ave and Raynton Dr. A circular icon with a graduation cap is also visible near the nursery. Grange Park is shown as a green area to the right of the nursery. The map is credited to Google and has a copyright notice for 2025.

Energy Efficiency 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>		70	79
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<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			

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