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Stratford Road, Hayes, UB4 9EL
£315,000

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- Two Bedrooms
- Front & Rear Gardens
- Nice Condition Throughout
- Easy Reach To A40 / M40
- Ground Floor Maisonette
- No Service Charge
- Good Schools Nearby
- Short Drive To An Elizabeth Line Station

Description

This property offers a delightful blend of comfort and convenience. Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The space is filled with natural light, creating a warm and inviting atmosphere. Two bedrooms, providing ample space for rest and personalisation. A modern fitted kitchen and a family bathroom completes this home.

Outside, boasts a front garden and space for off-street parking. The private rear garden, mainly laid to lawn, presents an ideal setting for outdoor activities.

Situation

Stratford Road situated in the heart of North Hayes. With easy access to a variety of local amenities including Lombardy Retail Park and the Uxbridge Road with its array of shops and restaurants. Transport links here provide popular bus routes, the M4/A40 road links (providing access to London and The Home Counties), Heathrow Airport reachable in 10 minutes by car. The Elizabeth Line runs from Hayes & Harlington Station being just a short drive away making the commute into Central London a breeze. A number of highly rated schools including Yeading Primary School and Barnhill Secondary School also within close proximity.



Stratford Road, UB4
Approximate Area = 530 sq ft / 49.2 sq m
For identification only - Not to scale

Ground Floor

Room Details:

- Garden:** Extends To 6.60 x 21'8"
- Kitchen:** 3.87 max x 1.98 max (12'8" x 6'6")
- Bedroom (Top Right):** 3.74 x 3.03 (12'3" x 9'11")
- Bedroom (Bottom Left):** 3.59 max x 1.90 max (11'9" x 6'3")
- Reception Room:** 4.46 max x 3.48 max (14'8" x 11'5")
- Driveway:** 6.48 x 6.33 (21'3" x 20'9")

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 Barnhill area in York. The map shows several streets: Owen Rd, Maple Rd, Greenway, Shakespeare Ave, Lothian Ave, Yeadling Ln, and Yeadling Brook. Key locations marked include St Raphael's RC Church, Barnhill Community High School, Medivet Yeadling - Pet Vaccination Centre (marked with a red pin), and Belmore playing field (marked with a green pin). The map is credited to Google, with data from 2025.

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

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