

ALLDAY  
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Granville Road, Hayes, UB3 4PL  
£650,000





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- Four/Five Bedroom
- Two/Three Bathrooms
- Self Contained Annexe
- Large Through Lounge
- Off Street Parking
- Semi Detached House
- Extended To The Rear
- Second Outbuilding Offering a Fifth Bedroom Space
- Modern Wren Fitted Kitchen
- Walking Distance To Local Amenities & Transport Links

## Description

This delightful family home comprises of a spacious reception room, providing ample space for relaxation, a well appointed fitted kitchen and dining room, a bathroom and WC complete this floor.

Rising to the first floor, the property features three generously sized bedrooms and a bathroom.

The exterior of the home is equally appealing, with a front drive that provides off-street parking, a valuable asset in this area. To the rear, a private garden awaits, perfect for outdoor activities. Additionally, the garden includes a self contained annexe with toilet & kitchen, and a garage with fitted sockets and laminate flooring offering extra storage or potential for a workshop.

## Situation

Granville Road situated in the heart of Hayes close to a number of local amenities including Hayes & Harlington station with the popular Elizabeth line, making the journey to Central London a breeze. Transport links are also on hand for Southall, Heathrow, Hounslow, Uxbridge town centre and the M4/M25 motorways. Walking distance to highly regarded schools in the local area including Rosedale School and Woodend Academy. Hayes Town centre just moments away with its variety of local shops, restaurants, cafes, takeaways and coffee shops.



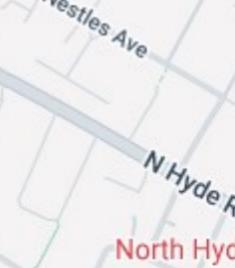
**Granville Road, UB3**  
Approximate Area = 1031 sq ft / 95.8 sq m  
Garage = 153 sq ft / 14.2 sq m  
Outbuilding = 264 sq ft / 24.5 sq m  
Total = 1448 sq ft / 134.5 sq m  
For identification only - Not to scale

**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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estate agents

A map showing the location of North Hyde practice. The practice is marked with a green pin on N Hyde Rd. Other roads shown include Nestles Ave, Cranford Dr, Granville Rd, Laburnum Rd, Coronation Rd, and Carfax Rd. A red house icon is also visible on N Hyde Rd. To the south is Hoskins Close Playground, marked with a green tree icon. The River Crane and The Parkway are shown on the right side of the map. The map includes Google branding and copyright information at the bottom.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		69	78	<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<b>England &amp; Wales</b> EU Directive 2002/91/EC				<b>England &amp; Wales</b> EU Directive 2002/91/EC			

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