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& MILLER



Ash Grove, Hayes, UB3 1JR  
£525,000



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Ash Grove, Hayes, UB3 1JR

**£525,000**

- NEW BUILD HOME
- THREE BEDROOMS
- HIGH SPECIFICATION THROUGHOUT
- OFF STREET PARKING
- ADDITIONAL STUDY ROOM
- SEMI-DETACHED
- TWO BATHROOMS
- GARDEN
- 10 YEAR BUILD WARRANTY
- EASY REACH TO AN ELIZABETH LINE STATION

## Description

This beautifully presented new build home offers stylish, contemporary living arranged over three floors and finished to a high specification throughout and is ready to move straight into.

The ground floor welcomes you with an entrance hall, leading to a modern bathroom, a bright, airy reception/dining room that seamlessly integrates with a sleek fitted kitchen, creating an ideal open-plan space for both everyday living.

The first floor boasts two well-proportioned bedrooms, a versatile study, and a further modern bathroom, all finished to a high standard. The second floor provides a generous office space which could be used as a bedroom.

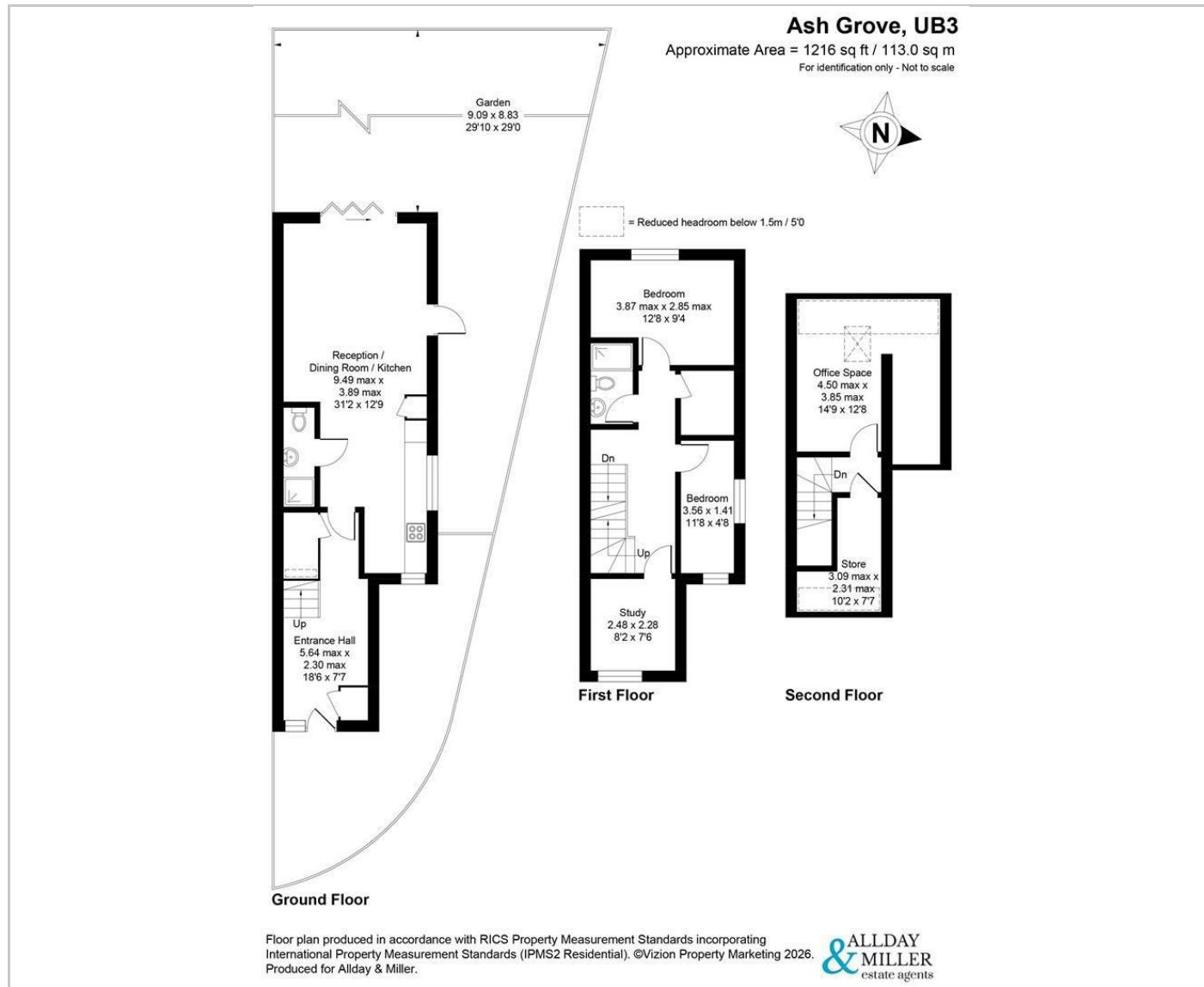
Externally, the property benefits from a front driveway providing off-street parking.

## Situation

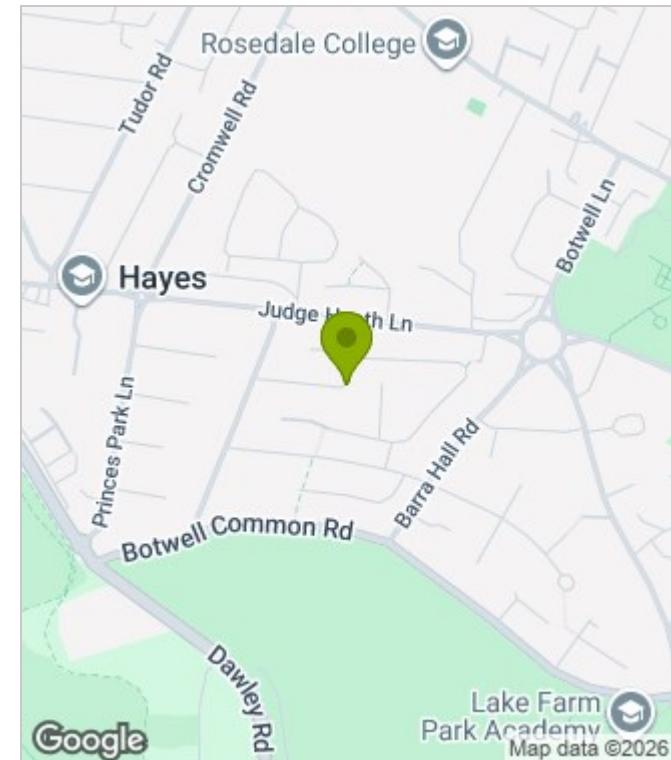
Situated in the heart of Hayes, Ash Grove is a well-established and popular residential area offering a convenient lifestyle. The property is ideally located within easy reach of local shops, schools, and everyday amenities, with Hayes Town Centre and Lombardy Retail Park close by for a wider range of shopping and dining options. Excellent transport links are available, including Hayes & Harlington Station (Elizabeth Line), providing fast and direct connections into Central London, as well as easy access to the A312, A40, M4 and Heathrow Airport. The area also benefits from nearby green spaces and parks, making it a well-balanced location combining accessibility, community, and comfort.



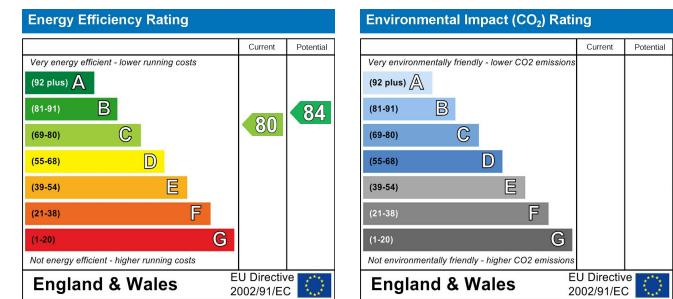
## Floor Plans



## Area Map



## Energy Performance Graph



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