



Frogmore Avenue, Hayes, UB4 8AP
£675,000





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- Four Bedrooms
- Freehold
- Large Through Lounge
- En-Suite To Master Bedroom
- Good Schools Nearby
- Semi-Detached House
- Loft Conversion
- Approx. 60FT Rear Garden
- Premier Road In North Hayes
- Easy Reach To An Elizabeth Line Station

Description

This delightful semi-detached family home comprises of a spacious reception and dining room, The fitted kitchen is both functional the conservatory offers a bright and airy space, ideal for relaxation completing the ground floor.

The first floor boasts three comfortable bedrooms, complemented by a well-appointed bathroom, ensuring that family living is both comfortable and convenient.

Rising to the second floor, you will find a versatile loft room, which can serve as an additional bedroom, along with another bathroom for added convenience.

Outside, the property features a front drive that provides off-street parking, a valuable asset in this bustling area. The private garden, mainly laid to lawn, offers the perfect space for dining and entertainment.

Situation

Frogmore Avenue is a sought after residential road in North Hayes offering easy access to a number of local amenities including shops and bus/road links and a number of highly regarded schools including Hayes Park primary and Barnhill Secondary School. The Uxbridge Road is a short distance away and provides access to Hayes town Centre with its variety of shops and Elizabeth Line (Cross rail) train station and Uxbridge Town Centre with its multitude of shops, bars, restaurants and tube station.



Frogmore Avenue, UB4
Approximate Area = 1351 sq ft / 125.5 sq m
(Excluding Eaves)
For identification only - Not to scale

Legend: = Reduced headroom below 1.5m / 5'0"

Ground Floor

Garden 19.60 x 6.01
64'4" x 19'9"

Conservatory 3.11 x 2.57
10'2" x 8'5"

Kitchen 6.26 max x 2.07 max
20'6" x 6'9"

Reception / Dining Room 7.48 max x 5.24 max
24'6" x 17'2"

Up

6.01 x 4.84
19'9" x 15'11"

Second Floor

Bedroom 4.79 x 3.03
15'9" x 9'11"

Dn

Eaves

First Floor

Bedroom 3.44 max x 3.12 max
11'3" x 10'3"

Dn

Up

Bedroom 4.03 max x 3.22 max
13'0" x 10'5"

Bedroom 3.21 max x 2.01 max
10'6" x 6'7"

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
<i>Very energy efficient - lower running costs</i>				<i>Very environmentally friendly - lower CO₂ emissions</i>		
(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		
<i>Not energy efficient - higher running costs</i>				<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	

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