

ALLDAY
& MILLER



Colbrook Avenue, Hayes, UB3 1TG
£600,000

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£600,000

- Four Bedrooms
- Semi-Detached House
- Large Rear Garden
- Garage
- Walking Distance To Elizabeth Line Station
- Two Bathrooms
- Freehold
- Driveway
- Potential To Extend STPP
- Good Schools Locally

Description

Presented to the market a four bedroom semi-detached house with further potential to extend(stpp). Situated on a sought after road within walking distance to an Elizabeth Line station.

Versatile and spacious this family home comprises of an inviting entrance, light filled reception which flows effortlessly into the dining room and a fully fitted kitchen to complete the ground floor.

The first floor enjoys three bedrooms and a family bathroom.

Rising to the second floor is a double bedroom with an en-suite.

A front driveway space for off street parking. To the rear a private garden mainly laid to lawn, with the added benefit of a garage.

Situation

Colbrook Avenue a popular residential road in South Hayes located in the perfect location. Hayes & Harlington station being just 0.6 miles away with the Elizabeth Line, offering several links to Central London and the surrounding counties. Hayes town within a short distance away with its variety of local shops, restaurants, cafes and coffee shops. A number of highly regarded schools in the local area including West Drayton Academy, Pinkwell Primary School and Harlington High School. The M25 + M4 motorways all within a short drive. The added benefit of Pinkwell Park just moments away.



Colbrook Avenue, Hayes, UB3

Approximate Area = 1247 sq ft / 115.8 sq m
Garage = 184 sq ft / 17.1 sq m
Total = 1431 sq ft / 132.9 sq m
For identification only - Not to scale

Ground Floor

First Floor

Second Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024.
Produced for Allday & Miller.

A map of a residential area in Waltham, showing streets like Dawley Rd, Bourne Ave, Waltham Ave, Colbrook Ave, Mildred Ave, Pinkwell Ave, and Redmead Rd. A green location pin is placed on Waltham Ave, near the intersection with Colbrook Ave. The map also shows Pinkwell Primary School and Harlington School. The Google logo and 'Map data © 2025' are visible at the bottom.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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

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