

# Grosvenor Avenue

North Hayes • Middlesex • UB4 8NW

Offers In Excess Of: £525,000



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# Grosvenor Avenue

North Hayes • Middlesex • UB4 8NW

A three bedroom house situated on Grosvenor Avenue, a sought after residential road in North Hayes offering easy access to a number of local amenities including the Uxbridge Road with its variety of shops and bus/road links, a number of highly regarded schools and road links with the M4/M25 and the A40 all within a short drive. The ground floor comprises porch, spacious hallway with doors leading to the 13ft living room, 10ft dining room, 10ft kitchen and 16ft conservatory. To the first floor is the 13ft main bedroom with fitted wardrobes, 12ft second bedroom, 10ft third bedroom and family bathroom. Outside there is off street parking, shared side access and a private rear garden.

Three bedroom house

Mid terraced

North Hayes

13ft living room

10ft kitchen

13ft main bedroom with fitted wardrobes

12ft second bedroom

16ft conservatory

Off street parking

Private rear garden

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### Property

A three bedroom mid terraced house situated in North Hayes with spacious rooms throughout creating a perfect family home. The ground floor comprises porch, spacious hallway with doors leading to the 13ft living room, 10ft dining room, 10ft kitchen and 16ft conservatory. To the first floor is the 13ft main bedroom with fitted wardrobes, 12ft second bedroom, 10ft third bedroom and family bathroom.

### Location

Grosvenor Avenue is a sought after residential road in North Hayes offering easy access to a number of local amenities including the Uxbridge Road with its variety of shops and bus/road links, a number of highly regarded schools including Hayes Park and road links with the M4/M25 and the A40 all within a short drive.

### Outside

The front of the property has been paved throughout creating off street parking, along with a shared side entrance leading to the private rear garden. The private rear garden is mainly laid to lawn.







### Schools:

Hayes Park Primary School 0.1 miles  
Grange Park Primary School 0.2 miles  
Barnhill Community High School 0.5 miles



### Train:

Hayes & Harlington 1.9 miles  
South Ruislip 2.0 miles  
Ruislip Gardens 2.1 miles



### Car:

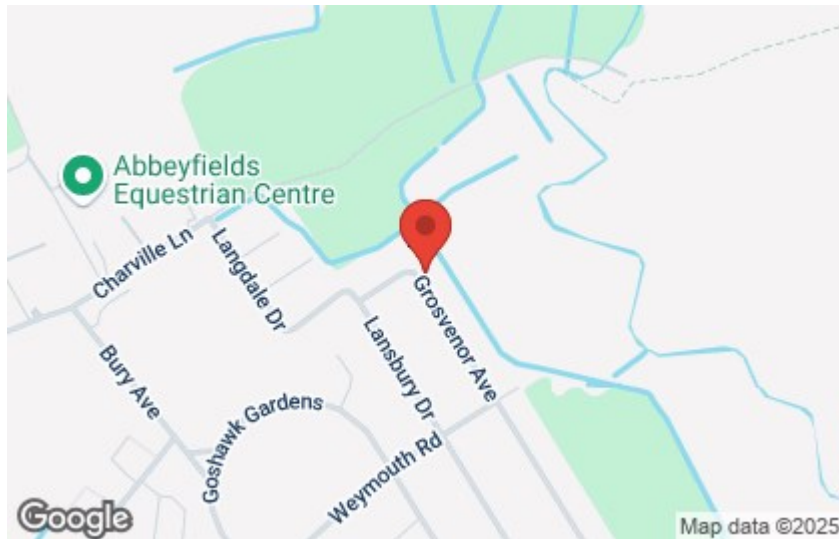
M4, A40, M25, M40



### Council Tax Band:

D

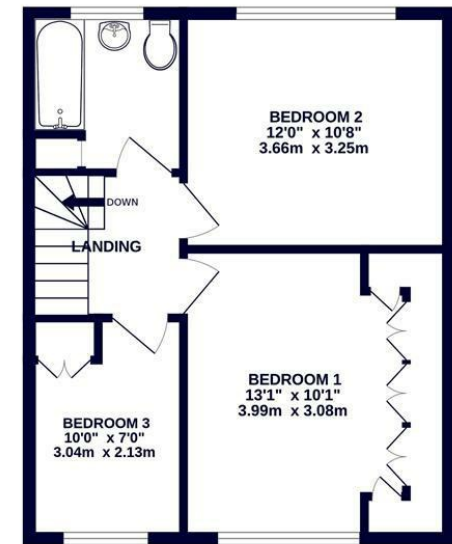
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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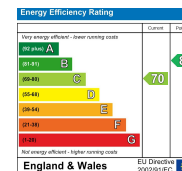
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