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Ashford Avenue, Hayes, UB4 0ND
£300,000





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- Spacious Two-Bedroom First Floor Maisonette
- Approx. 606 sq ft / 56.3 sq m
- Impressive 148-Year Lease
- Peppercorn Ground Rent
- Two Well-Proportioned Bedrooms
- Substantial Front & Side Gardens
- Chain Free
- No Service Charge
- Generous 12' Reception Room
- Excellent First-Time Buy or Investment

Description

A two-bedroom home comprising a reception room, fitted kitchen, two bedrooms and a family bathroom, offering excellent potential for a buyer to put their own stamp on the property and create a fantastic home.

A particular feature of the property is the exceptionally large private garden, providing a generous outdoor space with plenty of potential.

Situation

Ashford Avenue a popular residential road in the prime location. The Uxbridge Road within walking distance providing excellent access to local shops, restaurants and cafes. A ten minute drive to Hayes and Harlington station giving easy links to central London with the Elizabeth Line. M4/M40/M25 motorways just a short drive away. A number of high regarded schools also in the local area including Hayes Park primary school and Charville Academy.



Ashford Avenue, UB4
Approximate Area = 606 sq ft / 56.3 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 2026. Produced for Allday & Miller.

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A map showing the location of London Tigers. A green pin marks the location, labeled "London Tigers". The map includes surrounding features like "Nanaksar Gurdwara", "Cranleigh Gardens", "Carlyle Ave", and "West Ave". The Google logo and "Map data ©2026 Google" are visible at the bottom.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		69	77	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		
Not energy efficient - higher running costs EU Directive 2002/91/EC				Not environmentally friendly - higher CO₂ emissions EU Directive 2002/91/EC		

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