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York Avenue, Hayes, UB3 2TW
£528,000

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- Three Bedroom Home
- Exceptionally Large Bedrooms
- New Carpet
- Ready To Move In
- Nearby Distance To Uxbridge Road
- Semi Detached
- Huge Potential For Extension (STPP)
- Close To Nearby Schools & Amenities
- Large Rear Garden
- Chain Free Sale

Description

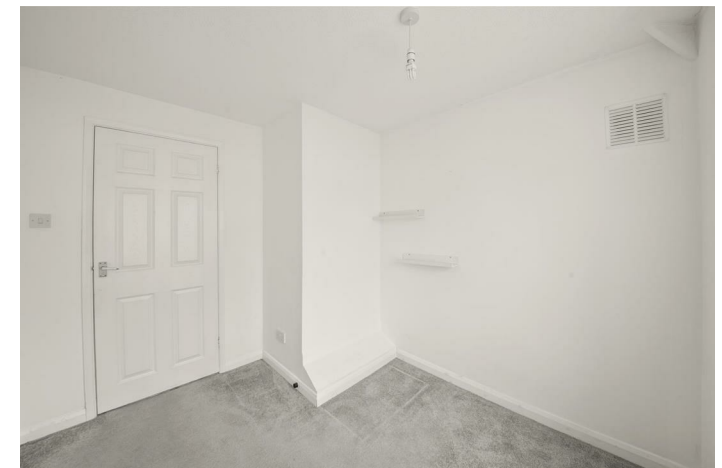
The ground floor comprises a bright and spacious reception/dining room and a fitted kitchen, providing a practical and comfortable living space.

To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a front driveway offering off-street parking, along with a private rear garden, perfect for relaxing or outdoor entertaining.

Situation

Located on the popular residential road of York Avenue, this property benefits from a highly convenient and well-connected setting. The area is served by well-regarded local schools including Minet Junior School and Guru Nanak Sikh Academy, while excellent transport links are close by with Hayes & Harlington Station providing fast access into Central London via the Elizabeth Line. Residents also enjoy easy access to the amenities of Hayes Town High Street offering a variety of shops, cafes, and leisure facilities. With nearby green spaces, convenient bus routes, and proximity to major road links including the A312 and M4, this location perfectly balances suburban comfort with urban accessibility.



York Avenue, UB3
Approximate Area = 825 sq ft / 76.6 sq m
For identification only - Not to scale

Ground Floor

Reception / Dining Room
7.25 max x 3.71 max
23'9 x 12'2

Kitchen
3.77 max x 2.09 max
12'4 x 6'10

Garden
21.91 x 6.78
71'11 x 22'3

Up

First Floor

Bedroom
3.31 x 2.73
10'10 x 8'11

Bedroom
3.79 max x 3.21 max
12'5 x 10'6

Bedroom
2.88 max x 2.42 max
9'5 x 7'11

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

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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estate agents

A map of Hayes, London, showing the Hayes End Community Park (Recreation...) and Wood End Park Academy. The map includes roads such as Haig Rd, Green Ln, Kingsway, W Drayton Rd, Harlington Rd, Corwell Ln, York Ave, Bishops Rd, Tudor Rd, and Cromwell Rd. A green pin is located on York Ave, and a school icon is located near Wood End Park Academy. The map is labeled with 'Hayes' and 'Hayes End'. The Google logo is in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		79		<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>	
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

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