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Grosvenor Avenue, Hayes, UB4 8NP
£350,000





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- Two Double Bedrooms
- 928 Years Lease Remaining
- Garage
- Private Rear Garden
- Good Transport Links
- Ground Floor Maisonette
- Chain Free
- Off Street Parking For 2-3 Cars
- North Hayes
- Walking Distance To Kingshill Shops

Description

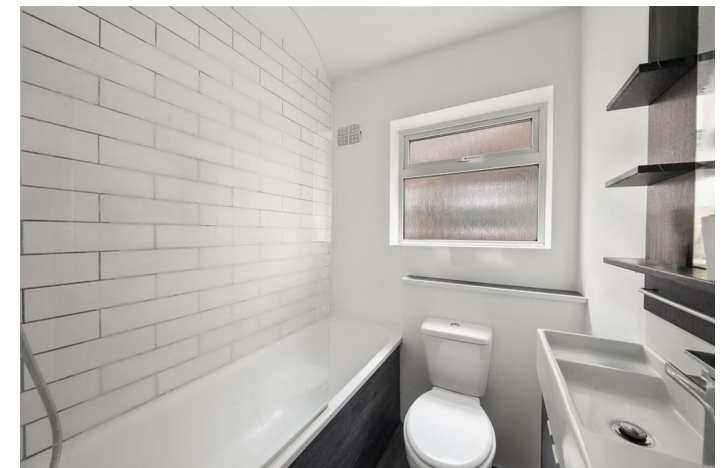
This delightful two-bedroom maisonette offers a perfect blend of comfort and convenience.

Upon entering, you will find a well-presented home that boasts two generous bedrooms, providing ample space for relaxation and rest. A fitted kitchen, bright and airy reception room serves as the heart of the home, offering a welcoming atmosphere and a family bathroom.

Outside, the property features a front drive with parking for up to 2-3 cars, a valuable asset in this area. The garden, mainly laid to lawn, provides an outdoor space for dining and entertainment. Additionally, a garage adds further convenience completing this home.

Situation

Grosvenor Avenue a popular residential road close to a number of local amenities including Kingshill high street with its variety of local shops, cafes, bakery's, takeaways and coffee shops. A number of highly regarded schools in the local area including Hayes Park primary school, St. Raphaels and Barnhill Community high school. Northolt Underground Station and Hayes & Harlington station within easy reach, its several bus links available and the central/ Elizabeth line giving easy links to Central London and the surrounding area.



Grosvenor Avenue, Hayes, UB4
Approximate Area = 611 sq ft / 56.8 sq m
Garage = 124 sq ft / 11.5 sq m
Total = 735 sq ft / 68.3 sq m
For identification only - Not to scale

Garage
4.92 x 2.30
16'2 x 7'7

Garden
10.69 x 9.07
35'1 x 29'9

Bedroom
3.09 x 2.80
10'2 x 9'2

Reception Room
4.02 max x
3.79 max
13'2 x 12'5

Bedroom
4.02 x 3.06
13'2 x 10'0

Kitchen
3.07 x 2.29
10'1 x 7'6

Driveway
7.24 x 5.65
23'9 x 18'6

Ground 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 Hedgewood School, marked with a green pin. The school is situated on the corner of Grosvenor Ave and Lansbury Dr. Other nearby streets include Langdale Dr, Weymouth Rd, Adelphi Cres, and Kingshill Ave. The map also shows Goshawk Gardens and several green spaces. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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>	72	76	<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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