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MILLER**

Ash Grove, Hayes, UB3 1JR
£595,000

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- BRAND NEW HOME
- SEMI-DETACHED
- TWO BATHROOMS
- SITUATED ON A QUIET CUL-DE-SAC
- GARDEN
- FOUR BEDROOM HOUSE
- 10 YEAR BUILD WARRANTY
- HIGH SPECIFICATION THROUGHOUT
- OFF STREET PARKING
- EASY REACH TO AN ELIZABETH LINE STATION

Description

A stylish four-bedroom, two-bathroom semi-detached new build house, finished to a high specification and ideally located moments from an Elizabeth Line station. Offering contemporary living, off-street parking, and excellent connectivity.

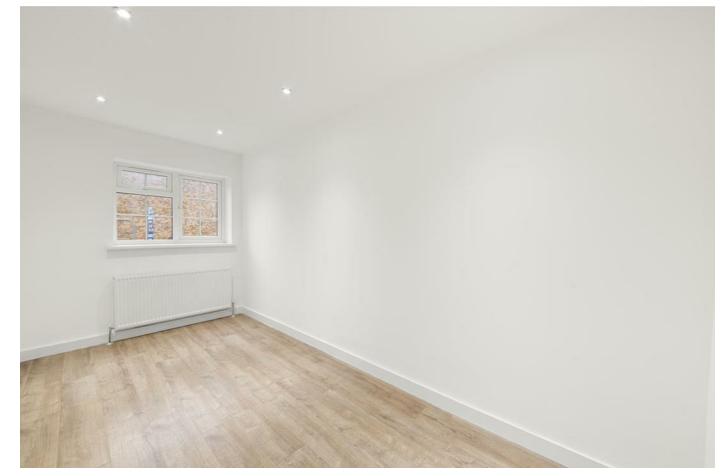
This exceptional new build property in Hayes is finished to a high standard throughout. Upon entering, you are welcomed by a cosy snug, ideal for relaxation, along with a convenient downstairs bathroom. The spacious open-plan living and dining area flows seamlessly into a modern fitted kitchen, creating a bright and contemporary living space perfect for modern lifestyles.

To the first floor, there are three well-proportioned bedrooms, a study, and a stylish family bathroom. The second floor offers an additional bedroom, providing flexible accommodation suitable for a guest room, home office, or further living space.

Externally, the property benefits from a front driveway providing off-street parking.

Situation

Situated in the heart of Hayes, Ash Grove is a well-established and popular residential area offering a convenient lifestyle. The property is ideally located within easy reach of local shops, schools, and everyday amenities, with Hayes Town Centre and Lombardy Retail Park close by for a wider range of shopping and dining options. Excellent transport links are available, including Hayes & Harlington Station (Elizabeth Line), providing fast and direct connections into Central London, as well as easy access to the A312, A40, M4 and Heathrow Airport. The area also benefits from nearby green spaces and parks, making it a well-balanced location combining accessibility, community, and comfort.



Ash Grove, UB3
Approximate Area = 1459 sq ft / 135.5 sq m
(Excluding Eaves & Void)
For identification only - Not to scale

Ground Floor

Garden
8.68 x 5.92
28'6" x 19'5"

Living /
Dining Room / Kitchen
7.74 max x 4.39 max
25'5" x 14'5"

Snug
4.45 x 2.07
14'7" x 6'9"

Up

6.17 x 5.92
20'3" x 19'5"

First Floor

Bedroom
5.45 x 1.82
17'11" x 6'0"

Bedroom
2.89 x 2.49
9'6" x 8'2"

Store
1.80 x 0.82
5'11" x 2'8"

Bedroom
3.33 x 1.81
10'11" x 5'11"

Up

Study
2.40 max x
2.30 max
7'10" x 7'7"

Second Floor

Bedroom
7.30 max x
4.40 max
23'11" x 14'5"

Dn

Void

Eaves

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 of the Hayes area in London, showing the location of the school marked with a green pin. The map includes labels for Tudor Rd, Cromwell Rd, Botwell Ln, Judge North Ln, Barra Hall Rd, Botwell Common Rd, Dawley Rd, Princes Park Ln, Hayes, and Rosedale College. The Google logo and 'Lake Farm Park Academy' are also visible.

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>	81	84	<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 EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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