

# Grosvenor Avenue

Hayes • • UB4 8NN  
Offers In Excess Of: £520,000



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# Grosvenor Avenue

Hayes • • UB4 8NN

Nestled on the charming Grosvenor Avenue in Hayes, this semi-detached house presents an excellent opportunity for those seeking a spacious family home, offered to the market with no onward chain. Boasting two generous reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, making it ideal for families or those looking to accommodate guests. One of the standout features of this property is its large garden which is part patio and the rest laid to lawn. There is significant potential to extend the property, subject to the necessary planning permissions, which could further enhance its value and functionality.

Three bedrooms

Semi detached

Extended

No chain

Potential to further extend (STPP)

Garage

Driveway

Over 900sqft of living space

Large garden

Highly sought after road

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**

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### **Outside**

To the front of the property, there is off street parking for two cars. There is a shared driveway with direct access to the rear garden where the separate garage is located. You will also find a patio located closest to the property, the rest being mostly laid to lawn, with a green house and shed also located to the rear.

### **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.



### Schools:

Charville Academy 0.2 miles  
Hewens College 0.7 miles  
Swakeleys School for Girls 0.9 miles



### Train:

Hillingdon 1.8 miles  
South Ruislip 2.0 miles  
Ruislip Gardens 2.0 miles



### Car:

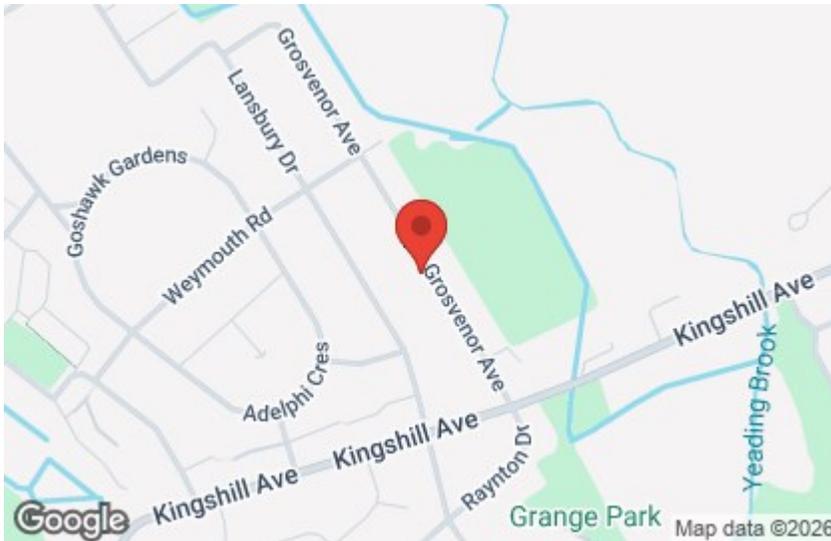
M4, A40, M25, M40



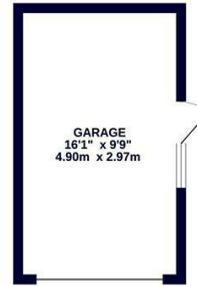
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



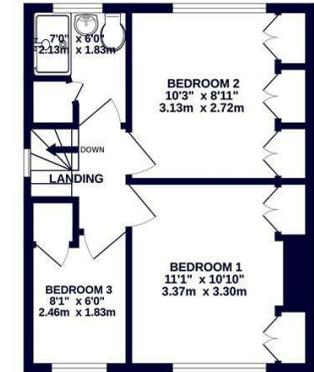
OUTBUILDING  
157 sq.ft. (14.6 sq.m.) approx.



GROUND FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 1054 sq.ft. (97.9 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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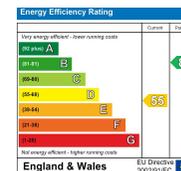


01895 459 950

1 Tavistock Road, West Drayton,  
Middlesex, UB7 7QT

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk



Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.