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Woodrow Avenue, Hayes, UB4 8QW  
£440,000

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**£440,000**

- Two Double Bedrooms
- Off Street Parking For Two Vehicles
- Fully Boarded Loft Room With Stairs
- Large Private Rear Garden
- Within Close Proximity To Uxbridge
- Mid Terraced With Rear Access
- Great Schools Locally
- Outbuilding For Storage Use
- Potential For Extension (STPP)
- Easily Accessible Nearby Transport Links

## Description

A family home offering spacious and practical accommodation throughout.

The ground floor comprises a bright and welcoming reception/dining room, a fitted kitchen, and a conservatory overlooking the rear garden.

To the first floor are two well-proportioned bedrooms and a bathroom.

Externally, the property benefits from a front driveway providing off-road parking, along with a private rear garden offering a pleasant outdoor space for dining and entertainment.

## Situation

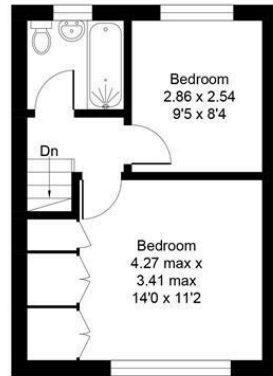
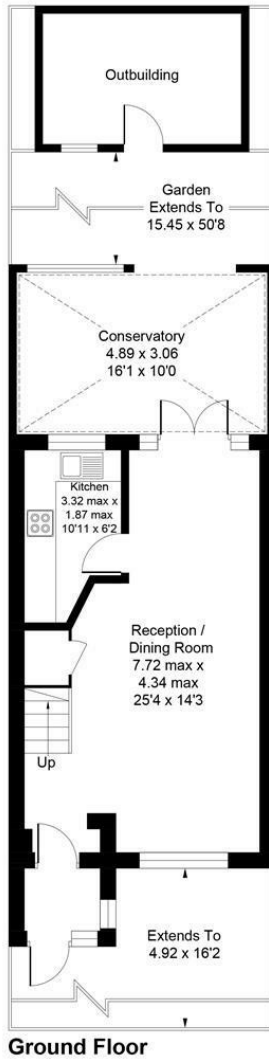
Woodrow Avenue popular residential road in the heart of North Hayes. The Uxbridge Road within a short distance providing excellent access to local shops, restaurants and cafes. A nine minute drive to Hayes & Harlington station giving easy links to central London with the Elizabeth Line. For the commuters the M4/M40/M25 motorways just a short drive away. The area is served by a number of highly regarded schools including Hayes Park primary school, Charville Academy, Barnhill High School and Swakeleys School for girls.



## Floor Plans

### Woodrow Avenue, Hayes, UB4

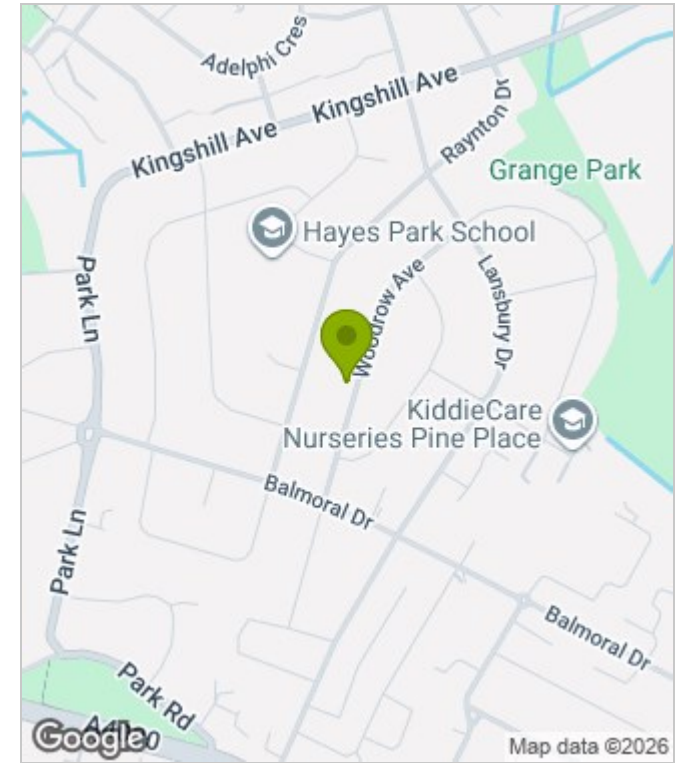
Approximate Area = 888 sq ft / 82.5 sq m  
(Excluding Outbuilding)  
For identification only - Not to scale



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.

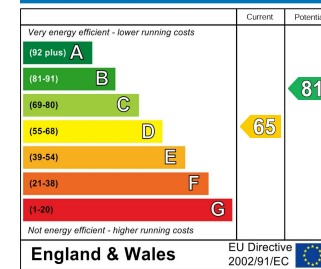
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## Area Map

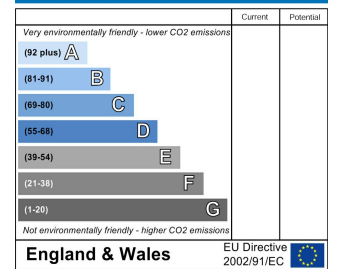


## Energy Performance Graph

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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