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Marvell Avenue, Hayes, UB4 0QR
£475,000

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- Extended two-bedroom semi-detached house
- Generous rear garden measuring approximately 40'10" x 21'6"
- Excellent potential for a home office, gym, workshop or hobby space
- Spacious kitchen with adjoining dining area
- Flexible accommodation arranged over two floors
- Two bathrooms, including a convenient ground-floor shower room
- Large outbuilding measuring approximately 19'10" x 8'4"
- Separate reception room offering a comfortable main living area
- Two well-proportioned first-floor bedrooms
- Popular Marvell Avenue location in Hayes (UB4) – an attractive opportunity for buyers seeking space and versatility

Description

This extended two-bedroom, two-bathroom semi-detached house offers well-proportioned accommodation arranged over two floors, together with a generous rear garden and useful outbuilding.

The ground floor provides a welcoming reception room, a well-equipped kitchen with adjoining dining area, and the added convenience of a ground-floor shower room. To the first floor are two well-sized bedrooms and a family bathroom, creating a practical layout for couples, small families or those looking for additional flexibility.

To the rear, the property benefits from an impressive garden, with a substantial outbuilding – ideal for a home office, gym, workshop or additional storage.

The combination of generous living space, two bathrooms, a sizeable garden and excellent additional outbuilding makes this an appealing home for buyers seeking versatility.

Situation

Marvell Avenue is a popular residential road close to a number of highly regarded schools including Hayes Park primary school, Charville Academy and Oakwood secondary school. Hayes Town centre with its expanse of local shops, banks, restaurants and the station just 1.8 miles away with the Elizabeth line giving easy links to Central London. There are also bus links nearby to Brunel University, Uxbridge College, Hillingdon Hospital and Uxbridge Town Centre with its multiple shopping facilities, restaurants and bars and the Metropolitan/Piccadilly Line Station.



Marvell Avenue, UB4
 Approximate Area = 988 sq ft / 91.8 sq m
 Outbuilding = 168 sq ft / 15.6 sq m
 Total = 1156 sq ft / 107.4 sq m
 For identification only - Not to scale

Ground Floor

First 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 Belmore playing field area. A red pin is located at the intersection of Balmoral Dr and Shakespeare Ave. The playing field is a large green area at the top. Other streets shown include Stratford Rd, Lothian Ave, Yeadling Ln, Yeadling Gardens, and Warley Rd. The Google logo and 'Map data ©2026 Google' are at the bottom.

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>	Current 63	Potential 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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