









Woodrow Avenue, Hayes, UB4 8QN

## £1,800 Per Month

- Two Bedroom House
- Large Open Plan Living Space
- Newly Fitted Family Bathroom
- Fitted Storage
- Driveway Parking

- Newly Refurnished
- Vast Rear Garden
- Newly Carpeted
- Hillingdon Council (Band C)

## **Description**

Upon entering, you will be greeted by a spacious reception room that is perfect for relaxation or entertaining guests. The newly fitted carpet adds a touch of elegance and warmth, enhancing the overall appeal of the home. The layout is thoughtfully designed to maximise space and light, creating a welcoming atmosphere throughout. The property features a contemporary newly fitted bathroom and two generous bedrooms. The heart of the home is undoubtedly the large rear garden, which offers a private outdoor retreat.

## **Situation**

Woodrow Avenue popular residential road in the prime location. The Uxbridge Road within a short distance providing excellent access to local shops, restaurants and cafes. A nine minute drive to Hayes and Harlington station giving easy links to central London with the Elizabeth Line. M4/M40/M25 motorways just a short drive away. A number of high regarded schools also in the local area including Hayes Park primary school and Charville Academy.







loor Plans	Area Map
	Kingshill Ave  Kingshill Ave  Grange Park  Ave  Jansbury Dr.  Jansbury D
	DOOM POOM
	KiddieCare Series Pine Place
	Balmoral Dr
	Balmoral
	A4020 Gledwood Garden
	Googla Map data @202
	Energy Performance Graph
	Energy Efficiency Rating    Current   Potential     Current   Potential
	Very energy efficient - lower numing costs       (12 plus) A       (81-91) B       (69-80) C       (55-68) D       (65-68) D    Vary environmentally friendly - lower CO2 emissions (92 plus) A (81-91) B (69-80) C (55-68) D
	(39-54) E (21-34) F (17-20) G
	Not energy efficient - higher running costs  England & Wales  Eu Directive 2002/91/EC  England & Wales  Eu Directive 2002/91/EC

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.