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East Avenue, Hayes, UB3 2HR  
£450,000

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## East Avenue, Hayes, UB3 2HR

**£450,000**

- Two Double Bedroom Semi Detached Bungalow
- Additional Family Bathroom Serving The Second Bedroom And Guests
- Scope To Create Additional Living Accommodation By Extending Into The Loft Space (STPP)
- Private Rear Garden Providing Outdoor Space For Entertaining And Relaxation
- Well-Proportioned Accommodation Ideal For First-Time Buyers, Downsizers Or Investors
- Spacious Principal Bedroom Benefiting From A Modern En-Suite Shower Room
- Chain Free Sale
- Generous Side Plot Offering Excellent Extension Potential (STPP)
- Off Street Parking For Up To Two Cars
- Situated Within Easy Reach Of Hayes & Harlington Station, Offering Fast Elizabeth Line Connections To Central London And Heathrow Airport

## Description

This two-bedroom home offers comfortable and practical living, making it an excellent choice for first-time buyers, downsizers, or investors.

The property features a welcoming reception/dining room, providing a bright and versatile space for both relaxing and entertaining. The kitchen is well laid out with ample storage and workspace.

There are two generously sized bedrooms. The master bedroom benefits from its own en suite, while the second bedroom is served by a family bathroom.

Externally, the property enjoys a driveway to the front providing off-road parking, along with a private rear garden ideal for outdoor dining.

## Situation

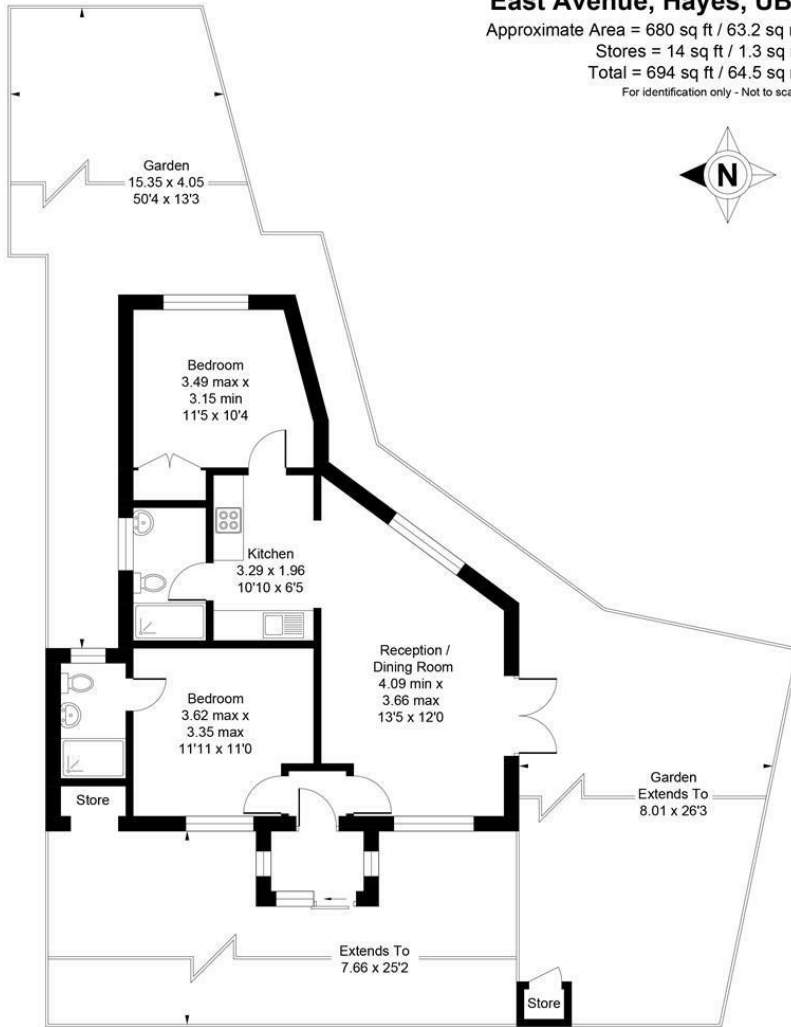
East Avenue a perfectly located residential road in the heart of Hayes. The town centre just moments away with a variety of local cafes, coffee shops, Botwell leisure centre and supermarkets. Hayes and Harlington station 0.6 miles away with the Elizabeth line giving easy links to central London and back towards Heathrow and Reading. Also benefits from being close to multiple bus links connecting you to all local areas such as Uxbridge, Northolt, Greenford, Heathrow, Ealing and Harrow The M25, M4 motorways are just a short drive away. A number of highly regarded schools in the local area including Botwell House Catholic Primary School and Harlington secondary school.



## Floor Plans

### East Avenue, Hayes, UB3

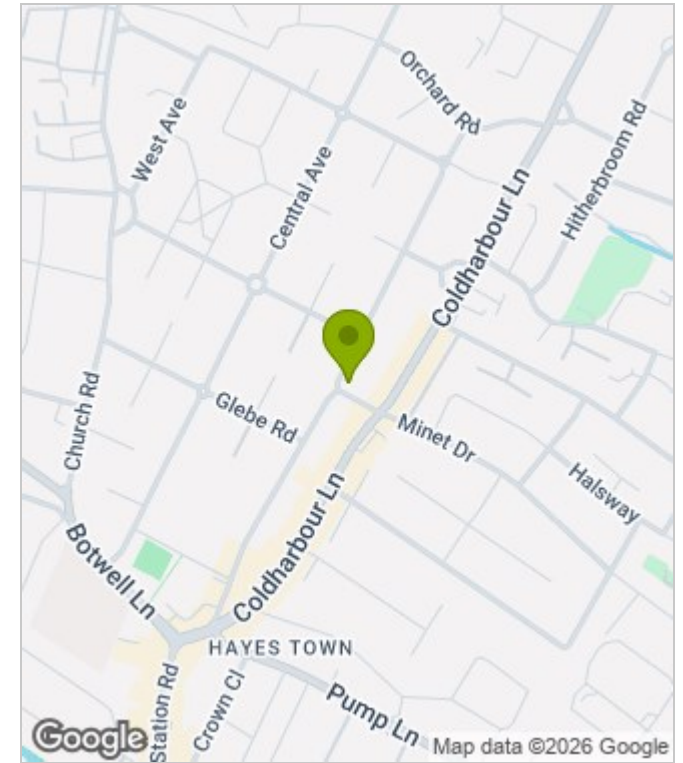
Approximate Area = 680 sq ft / 63.2 sq m  
 Stores = 14 sq ft / 1.3 sq m  
 Total = 694 sq ft / 64.5 sq m  
 For identification only - Not to scale



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.

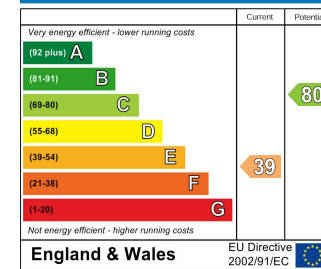
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## Area Map

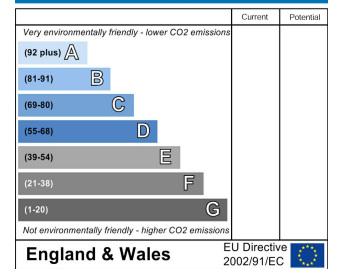


## Energy Performance Graph

### Energy Efficiency Rating



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.