



Hornbeam Road, Hayes, UB4 9EE
£515,000

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- Three / Four Bedrooms
- Large Driveway For 4 Cars
- Potential To Extend Further (STPP)
- Easy Access To Elizabeth & Central Line Stations
- Freehold House
- Downstairs W.C
- Utility Room
- Close To A40, M4 + M25 Motorways

Description

Allday & Miller present this three / four bedroom house with a large driveway for up to 4 cars. The is located within easy reach to an Elizabeth Line & Central Line Station.

A well-presented four bedroom family home offering generous living space throughout. The ground floor comprises a welcoming reception room, a bright conservatory overlooking the garden, a fitted kitchen, a useful utility room and a convenient downstairs WC.

Upstairs, the first floor offers four well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a private rear garden, ideal for relaxing or entertaining, along with a large driveway providing off-road parking for up to 4 cars.

Situation

The property is ideally situated in a popular residential area of Hayes, offering excellent access to a range of local amenities. Families will appreciate being close to Yeading Junior School, Yeading Infant & Nursery School, Brookside Primary School and the highly regarded Barnhill Community High School. For commuters, Hayes & Harlington Station (Elizabeth Line) provides fast links into Central London and Heathrow Airport, while Southall Station is also within easy reach. The property is well served by local bus routes and offers convenient access to the A312, A40, M4 and M25, making travel across London and beyond straightforward. Hayes Town Centre is just a short drive away, offering a wide selection of shops, supermarkets, cafés, restaurants and everyday amenities.



Hornbeam Road, Hayes, UB4
Approximate Area = 1032 sq ft / 95.9 sq m
For identification only - Not to scale

Ground Floor

Garden 12.07 x 6.72
39'7" x 22'1"

Utility 2.30 x 1.55
7'7" x 5'1"

Conservatory 4.80 min x 2.20 max
15'9" x 7'3"

Kitchen 3.74 max x 2.52 max
12'3" x 8'3"

Reception Room 6.27 max x 3.10 max
20'7" x 10'2"

Hall

Up

Extends To 15.11 x 49'7"

First Floor

Bedroom 1 3.04 max x 2.47 max
10'0" x 8'1"

Bedroom 2 3.05 max x 2.12 max
10'0" x 6'11"

Bedroom 3 2.59 max x 2.55 max
8'6" x 8'4"

Bedroom 4 2.26 x 1.76
7'5" x 5'9"

Dn

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.

ALLDAY & MILLER
estate agents

A map of the Yeadon area in South Africa. The map shows several roads: Barnhill Rd, Dunedin Way, Hobart Rd, Yeadon Ln, Yeadon Fork, Willow Tree Ln, Friar Rd, The Parkway, and Glencoe Rd. A green pin is located near the intersection of Yeadon Ln and The Parkway, close to Yeadon Brook. The Google logo and 'Map data ©2026 Google' are visible at the bottom.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		73	79
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2002/91/EC			

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