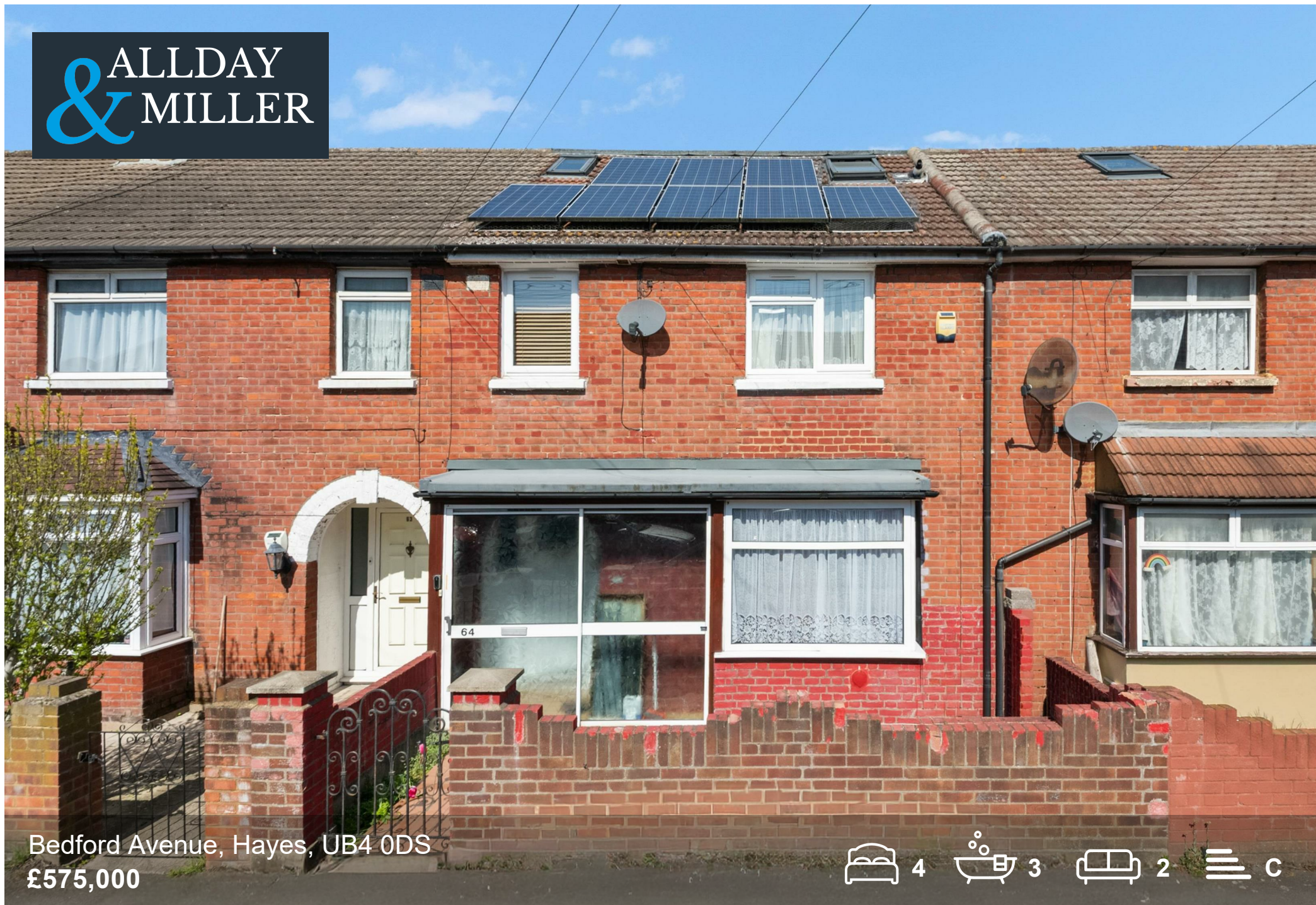


ALLDAY
& MILLER



Bedford Avenue, Hayes, UB4 0DS
£575,000

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Bedford Avenue, Hayes, UB4 0DS

£575,000

- Four/Five Bedroom Home
- Over 2000 Sq Ft
- Within Close Proximity To Yeading Lane
- Brick Kitchen/Diner Extension
- Large Garage To The Rear Of Garden
- Three Bathrooms (One On Each Floor)
- Incredible Value For Money
- Parking Available
- Further Conservatory Extension
- Approx £2800 - £3000 Rental Income

Description

This generously proportioned property is arranged over three floors and offers flexible accommodation, ideal for families or those seeking ample living space.

The ground floor comprises a reception room, a bedroom, a kitchen, dining room, and a bathroom, providing a versatile layout.

To the first floor, there are three bedrooms along with a family bathroom.

The second floor features an additional bedroom and bathroom.

Externally, the property benefits from a private rear garden, offering outdoor space for relaxation and entertaining.

Situation

Bedford Avenue a residential cul-de-sac in the heart of North Hayes. With easy access to a variety of local amenities including bus links, the M4/A40 road links (providing access to London and The Home Counties), Heathrow Airport, a number of local shops, restaurants and cafes. The Elizabeth Line runs from Hayes & Harlington Station being just a short drive away making the commute into central London a breeze. A number of local schools including Yeading Primary and Hayes Park primary school also within close proximity.



Bedford Avenue, UB4
Approximate Area (Excluding Eaves)
1675 sq ft / 155.6 sq m
Outbuilding = 576 sq ft / 53.5 sq m
Total = 2251 sq ft / 209.1 sq m
For identification only - Not to scale

Ground Floor

Garage
5.75 x 2.76
18'10" x 9'1"

Lean-To
5.72 x 2.87
18'9" x 9'5"

Garden
10.53 x 6.61
34'7" x 21'8"

Dining Room
5.69 x 3.25
18'8" x 10'8"

Kitchen
3.93 x 2.75
12'11" x 9'0"

Living Room
5.89 max x 3.45 max
19'4" x 11'4"

Bedroom / Reception Room
4.09 max x 3.45 min
13'5" x 11'4"

6.61 x 2.23
21'8" x 7'4"

First Floor

Bedroom
3.92 x 3.40
12'10" x 11'2"

Bedroom
3.86 x 3.54
12'8" x 11'7"

Bedroom
2.58 x 1.52
8'6" x 6'0"

Second Floor

Bedroom
4.92 max x 4.78 max
16'2" x 15'8"

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating					
	Current	Potential		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>		71	77	<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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