

ALLDAY
& MILLER



Waverley Close, Hayes, UB3 4AJ
£560,000





Waverley Close, Hayes, UB3 4AJ

£560,000

- Extended Three Bedroom Home
- Excellent Condition Throughout
- Large Rear Garden With Outbuilding
- Close Proximity To Elizabeth Line (0.8 Miles)
- Ready To Move In
- Semi Detached
- Modern Kitchen & Bathroom
- Off Street Parking Up To 3 Vehicles
- Potential For Further Extension (STPP)
- Freehold

Description

This well-presented three-bedroom home offers generous living space and excellent potential.

Upon entering, you are welcomed by a bright and airy reception room, creating a comfortable and inviting space. The fitted kitchen provides ample storage and workspace completing this floor.

To the first floor, the property benefits from three bedrooms and a family bathroom.

Externally, the home features a front driveway providing convenient off-street parking. To the rear, a private garden offers a great space for outdoor dining and entertainment.

Situation

Waverley Close is situated just a short drive from Hayes Town Centre with its variety of shops, cafes, take aways and restaurants. Hayes & Harlington station on the Elizabeth Line Station provide a fast journey into Central London and the surrounding areas. The M4 + M25 motorways, Heathrow Airport, and Stockley Park also within a close proximity. There is the added benefit of a number of highly regarded schools in the local area including Harlington Community School and Pinkwell Primary school.



Waverley Close, UB3
Approximate Area = 869 sq ft / 80.7 sq m
Outbuilding = 128 sq ft / 11.9 sq m
Total = 997 sq ft / 92.6 sq m
For identification only - Not to scale

The floor plan consists of two main sections: the Ground Floor and the First Floor. The Ground Floor is a large rectangular space with an 'Outbuilding' (3.53 x 3.38, 11'7 x 11'1) attached to the top left. A 'Garden' (20.19 x 6.30, 66'3 x 20'8) is located between the outbuilding and the main house. The main house has a 'Kitchen' (4.55 max x 2.90 max, 14'11 x 9'6) with a sink and stove, a 'Reception Room' (7.26 max x 4.42 max, 23'10 x 14'6) with a staircase leading 'Up', and a 'Bedroom' (2.24 x 1.63, 7'4 x 5'4) with a staircase leading 'Dn'. The First Floor is a smaller rectangular space with three bedrooms: one (3.07 x 2.62, 10'1 x 8'7) and two others (2.24 x 1.63, 7'4 x 5'4 and 4.27 max x 2.72 max, 14'0 x 8'11). A north arrow is located in the top right corner of the plan.

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.

ALLDAY & MILLER
estate agents

A map of the Harlington School area in London. The map shows several streets: Waltham Ave at the top, Mildred Ave running vertically on the left, Wentworth Cres and Elers Rd branching off Mildred Ave, Pinkwell Ave running horizontally, Harlington School marked with a green pin and a school icon, Dawley Rd running vertically on the right, Station Rd running diagonally on the far right, Shepiston Ln running diagonally from the school towards the bottom, and High St running vertically on the right. The M4 motorway is shown as a blue line at the bottom. The Google logo is in the bottom left, and 'Map data ©2026 Google' is in the bottom right.

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>	Current Potential	87 67	<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>	Current Potential	87 67
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.