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Grosvenor Avenue, Hayes, UB4 8NN  
£575,000





**Grosvenor Avenue, Hayes, UB4 8NN**

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- Three Bedrooms
- Nash Build House
- Self Contained Annex
- Modern Kitchen
- Easy Access To A Elizabeth Line Station
- Semi-Detached
- Large Rear Garden
- Overlooking Open Fields
- Good Schools Within Walking Distance
- Solar Panels

## Description

This well-presented family home offers a perfect blend of comfort and practicality. Upon entering, you will find a welcoming ground floor that features a convenient downstairs WC, a bright open plan reception room, and a fitted kitchen/dining area that is perfect for family meals and entertaining guests. The layout is designed to maximize space and light, creating a warm and inviting atmosphere throughout. There is planning permission to extend the ground floor by 3 meters with a single storey extension.

As you ascend to the first floor, you will discover three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is thoughtfully designed to cater to the needs of the household.

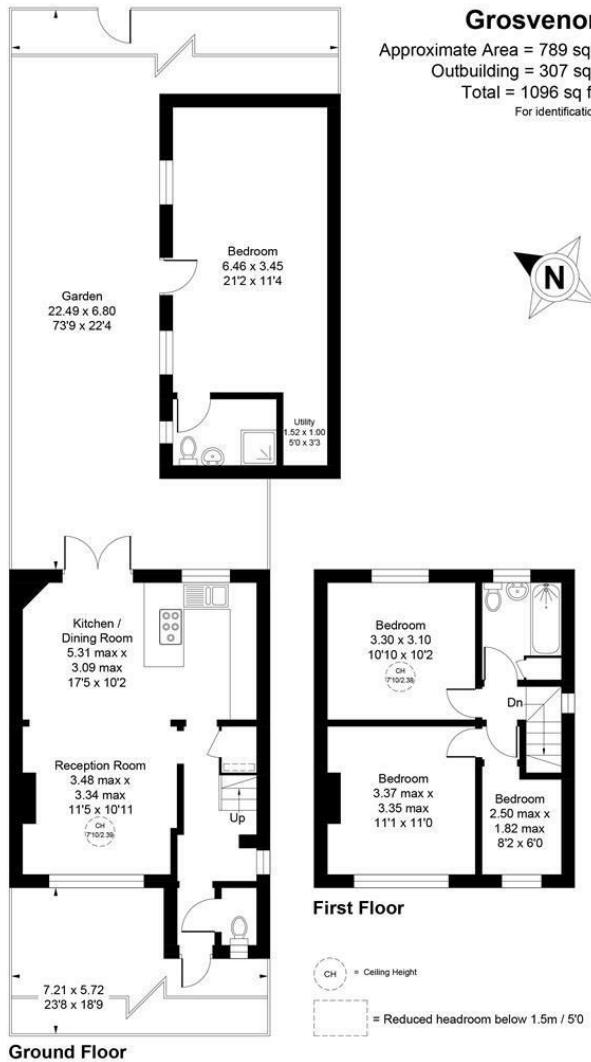
Outside, the property benefits from a front drive that provides ample parking space, a valuable . The rear garden is a true highlight, offering a private outdoor space for dining and entertainment. Additionally, there is a self contained annex with utilized as a bedroom with its own bathroom and utility space.

## Situation

Grosvenor Avenue a popular residential road close to a number of local amenities including Kingshill high street with its variety of local shops, cafes, bakery's, takeaways and coffee shops. A number of highly regarded schools in the local area including Hayes Park primary school, St. Raphaels and Barnhill Community high school. Northolt Underground Station and Hayes & Harlington station within easy reach, its several bus links available and the Central/Elizabeth line giving easy links to Central London and the surrounding area.



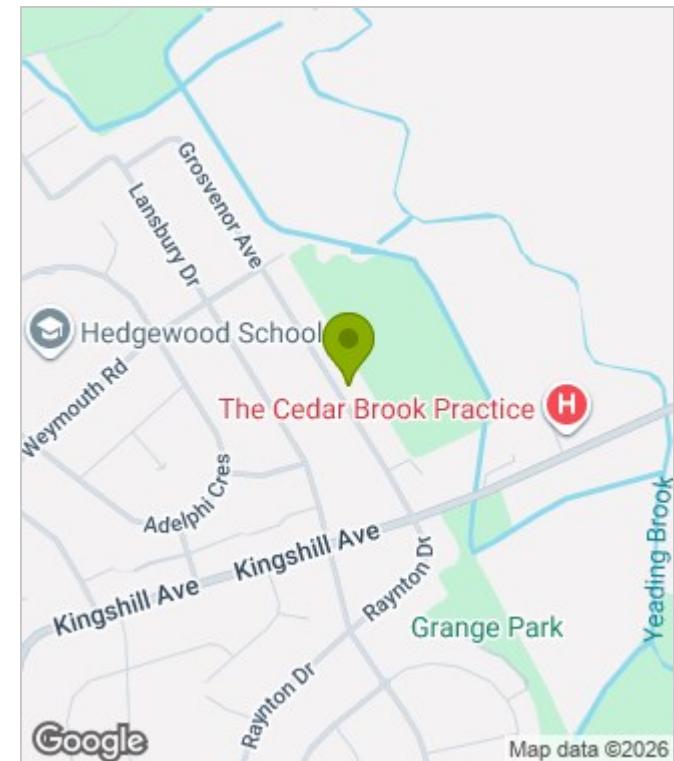
## Floor Plans



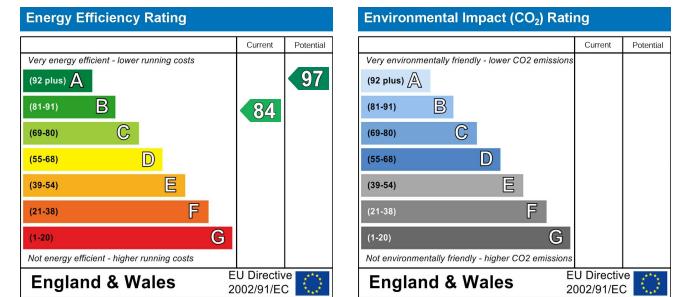
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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## Area Map



## Energy Performance Graph



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