

ALLDAY  
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Whittington Avenue, Hayes, UB4 0AE  
£500,000

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Whittington Avenue, Hayes, UB4 0AE

**£500,000**

- Three-bedroom end-of-terrace family home
- Off-street parking for two vehicles
- Good-sized rear garden
- Generous 15'2" x 10'8" kitchen/dining room
- Large 31'4" x 9'6" rear outbuilding – superb additional space
- Approx. 984 sq ft of accommodation
- Side and rear access – ideal for families and gardeners
- Bright conservatory overlooking the garden
- Spacious 22'0" reception room
- Convenient North Hayes location with excellent local transport links



## Description

An attractive three-bedroom end-of-terrace family home, ideally positioned in this popular Hayes residential location, offering well-proportioned accommodation, off-street parking for two vehicles and excellent potential for modern family living.

The property benefits from a particularly appealing layout, with a spacious reception room, generous kitchen/dining room and a bright conservatory overlooking the rear garden.

To the first floor are three bedrooms and a family bathroom, while externally the property enjoys a good-sized rear garden with the added benefit of side and rear access.

## Situation

Positioned on a popular residential road in Hayes, the property enjoys a convenient setting just 350 yards from Uxbridge Road, offering a range of local shops, cafés, restaurants and everyday amenities within easy reach.

For commuters, Hayes & Harlington Station (Elizabeth Line) provides fast and direct access into Central London, with Paddington reachable in approx. 20 minutes, Bond Street in 25 and Canary Wharf in around 40. Heathrow Airport is also just 12 minutes away, while the A312, A40, M4 and M25 are all easily accessible for road links.

The area is also well suited to families, with well-regarded local schools including Grange Park and Hayes Park within walking distance, making this a convenient and well-connected location for both families and commuters alike.



**Whittington Avenue, UB4**  
Approximate Area = 984 sq ft / 91.4 sq m  
Outbuilding = 300 sq ft / 27.9 sq m  
Total = 1284 sq ft / 119.3 sq m  
For identification only - Not to scale

**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.

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estate agents

| Energy Efficiency Rating                    |                            | Environmental Impact (CO <sub>2</sub> ) Rating                                        |  |                                                                 |                            |                                                                                       |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|--|-----------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                             |  | Current                                                         | Potential                  |                                                                                       |
| Very energy efficient - lower running costs |                            |                                                                                       |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            |                                                                                       |  | (92 plus) <b>A</b>                                              |                            |                                                                                       |
| (81-91) <b>B</b>                            |                            |                                                                                       |  | (81-91) <b>B</b>                                                |                            |                                                                                       |
| (69-80) <b>C</b>                            |                            |                                                                                       |  | (69-80) <b>C</b>                                                |                            |                                                                                       |
| (55-68) <b>D</b>                            |                            |                                                                                       |  | (55-68) <b>D</b>                                                |                            |                                                                                       |
| (39-54) <b>E</b>                            |                            |                                                                                       |  | (39-54) <b>E</b>                                                |                            |                                                                                       |
| (21-38) <b>F</b>                            |                            |                                                                                       |  | (21-38) <b>F</b>                                                |                            |                                                                                       |
| (1-20) <b>G</b>                             |                            |                                                                                       |  | (1-20) <b>G</b>                                                 |                            |                                                                                       |
| Not energy efficient - higher running costs |                            |                                                                                       |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                       |
| England & Wales                             | EU Directive<br>2002/91/EC |  |  | England & Wales                                                 | EU Directive<br>2002/91/EC |  |

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