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Shakespeare Avenue, Hayes, UB4 0BD
£575,000





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- Three Bedrooms
- Freehold
- Garage
- Extension Possibilities (STPP)
- Good Schools Nearby
- Semi-Detached House
- Chain Free Sale
- Downstairs W.C
- Situated On A Popular Road
- Close To The Uxbridge Road

Description

This well-presented and spacious home offers versatile accommodation. The ground floor features a bright and welcoming reception/dining room, a kitchen, while the addition of a separate family room completes this floor.

To the first floor, the property boasts three generously sized bedrooms, all served by a modern bathroom.

Externally, the home benefits from a private rear garden, providing a great space for outdoor relaxation and entertaining. A garage adds further convenience.

Situation

Shakespeare Avenue is located off Yeading Lane. The property itself is 175 yards from the junction of Yeading Lane & Willow Tree Lane with it's local shopping facilities. With just a short walking distance to the popular Yeading Infant and Nursery School a bit further on, the Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses just under a mile away. As is the Lombardy Retail Park with it's Sainsbury's superstore & a selection of well-known High Street brand shops. Local bus services providing access to Uxbridge, Ealing & the surrounding areas along with Hayes Town with it's Hayes & Harlington mainline station. The highly anticipated cross rail link has estimated journey times of:- Heathrow terminals 1, 2 & 3 of 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 along with the Tescos Yeading superstore, B&Q & B&M are just over half a mile from the property.



Shakespeare Avenue, UB4
 Approximate Area = 1001 sq ft / 93.0 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 1151 sq ft / 106.9 sq m
 For identification only - Not to scale

Ground Floor

Garden
8.88 x 7.35
29'2 x 24'1

Garage
5.23 x 2.58
17'2 x 8'6

Family Room
4.13 x 2.46
13'7 x 8'1

Reception / Dining Room
7.59 max x 3.42 max
24'11 x 11'3

Kitchen
2.70 x 1.97
8'10 x 6'6

Up

6.52 x 5.74
21'5 x 18'10

First Floor

Bedroom
3.55 max x 3.20 max
11'8 x 10'6

Bedroom
2.90 max x 1.97 max
9'6 x 6'6

Bedroom
3.89 max x 3.33 max
12'9 x 10'11

Dn

= Reduced headroom below 1.5m / 5'0

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026.
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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>		83	70	<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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