



Acacia Avenue, Hayes, UB3 2NB

- Stunning Extended End Terrace House
- Open Plan Living Area with Marble Floors
- Two Modern Bathrooms
- Driveway & Rear Garden with Outbuilding with a Shower Room
- EPC Rating: C/Council Tax Band: D

- Three Bedrooms with Fitted Wardrobes
- Modern Integrated Kitchen with Island & Breakfast Bar
- Fully Modernised
- Close to Local Amenities, Schools & Transport Links

£750,000

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Hunters present this stunning extended three-bedroom end terrace home, on the sought-after Acacia Avenue in Hayes. The property offers approximately 1,642 sq.ft of spacious, modern living accommodation, beautifully designed for family life.



The property features a driveway and welcoming front porch, opening into an impressive interior where the entire ground floor is finished in stylish marble flooring. The front reception room provides a bright and elegant living space, while the standout feature is the superb extended open-plan kitchen/breakfast room, complete with a modern integrated kitchen, central island, breakfast bar, and generous dining area—ideal for entertaining and everyday family living. A second sitting area adds further flexibility, and the ground floor also benefits from a sleek contemporary shower room.



Upstairs, the first floor offers three well-proportioned bedrooms, including two spacious double bedrooms with fitted wardrobes and a single bedroom, alongside a modern family bathroom. The pitched loft room provides excellent additional space, perfect for storage, a home office, or hobby room. Further benefits include double glazing and gas central heating throughout.

Externally, the rear garden has been thoughtfully landscaped with paving, decking, and low-maintenance astro turf, creating an ideal outdoor space for relaxing or entertaining. A substantial outbuilding with its own shower room offers fantastic versatility for use as a home office, gym, studio, or guest suite.

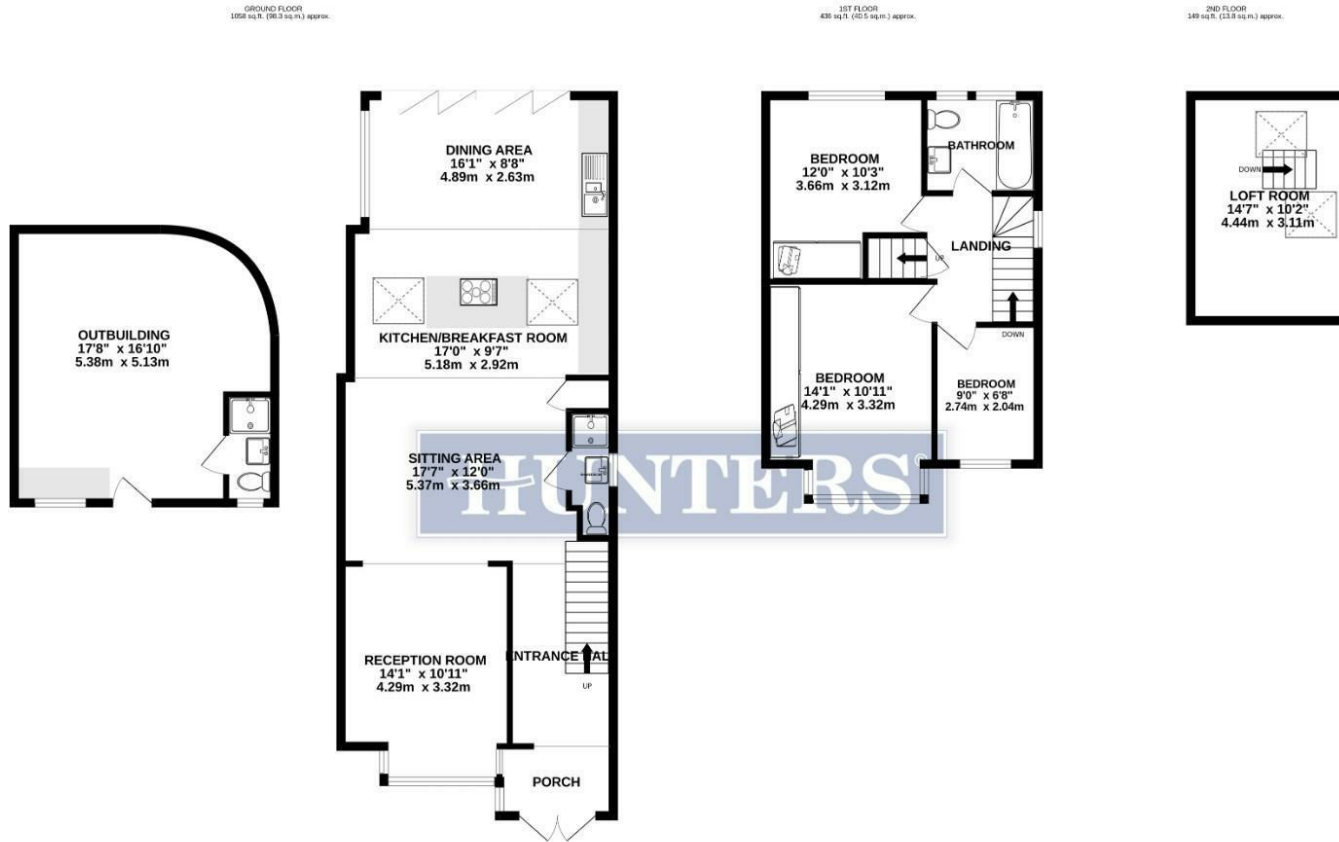


Ideally located close to Hayes & Harlington Station (Elizabeth Line) for fast access to Central London and Heathrow, the property is also conveniently positioned near Southall Broadway, Lombardy Retail Park, local shops, and supermarkets. Families will appreciate nearby well-regarded schools including Minet Infant & Junior School, Harlington School, Guru Nanak Sikh Academy, and Barnhill Community High School.



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TOTAL FLOOR AREA : 1642 sq.ft. (152.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

