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Stratford Road, Hayes, UB4 9EL
£335,000





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- Two Bedrooms
- Conservatory
- Private Garden
- Walking Distance To Shops
- Ground Floor Maisonette
- Driveway For Two Cars
- Good Transport Links
- Easy Reach To An Elizabeth Line Station

Description

Allday & Miller present this two bedroom ground floor maisonette situated in a popular part of Hayes.

A well-presented home offering practical and well-balanced accommodation throughout.

The property comprises a reception room, two bedrooms, a fitted kitchen, and a family bathroom. Further benefits include a conservatory, providing additional living space with views over the garden.

Externally, the home enjoys a front driveway providing off-road parking for two cars and a private rear garden, ideal for outdoor dining, relaxation, and entertaining.

Situation

Stratford Road, Hayes, is a well-positioned residential location offering convenient access to a range of local amenities and transport links. The property is within easy reach of highly regarded schools including Belmore Primary Academy and Barnhill Community High School, making it a strong choice for families. Transport connections are excellent, with Hayes & Harlington Station (Elizabeth Line) and Southall Station both providing fast links into Central London and beyond, while local bus routes offer easy access to surrounding areas including Uxbridge, Southall and Heathrow. The property is also close to a variety of local shops, supermarkets and services along Yeading Lane and Hayes Town Centre, as well as nearby green spaces for outdoor leisure.



Stratford Road, UB4
Approximate Area = 632 sq ft / 58.7 sq m
For identification only - Not to scale

□ = Reduced headroom below 1.5m / 5'0"

Ground Floor

Reception Room
4.51 max x
3.44 max
14'10 x 11'3

Bedroom
3.80 max x
3.11 max
12'6 x 10'2

Kitchen
3.93 max x
1.89 max
12'11 x 6'2

Conservatory
3.04 x 2.30
10'0 x 7'7

Garden
6.25 x 4.01
20'6 x 13'2

6.31 x 6.25
20'8 x 20'6

3.56 max x
1.91 max
11'8 x 6'3

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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A map of the Barnhill Community High School area in Glasgow, Scotland. The map shows several roads including Ayles Rd, Barnhill Ln, Chatworth Rd, Barnhill Rd, Dunedin Way, Yeading Ln, Yeading Fork, Shakespeare Ave, and Lothian Ave. A green location pin is placed on Stratford Road, near the intersection with Chatworth Rd. Barnhill Community High School is marked with a school icon. The Yeading Brook is shown as a blue line running through the area. The map is credited to Google, with data from 2026.

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>		69	78	<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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