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Gainsborough Road, Hayes, UB4 8PS
£550,000

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- Three Double Bedrooms
- Stunning Views Across Woodland & Playing Fields
- Large Conservatory To The Rear
- Open Plan Kitchen/Dining Space
- Accessible Garage To Rear
- End Of Terrace
- Immaculate Condition
- Potential To Extend STPP
- Well Maintained Front & Rear Gardens
- Sought After UB4 Postcode Area

Description

This well-presented family home offers a delightful blend of comfort and style. As you enter, you are welcomed by a bright and airy reception room, perfect for relaxation and family gatherings. The ground floor also features a fitted kitchen and dining room and a conservatory which completes this floor.

Venturing to the first floor, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is conveniently located on this level.

The private rear garden providing an excellent setting for outdoor dining and entertainment.

Situation

Gainsborough Road is situated on a peaceful Cul-De-Sac within easy reach to the Uxbridge road with its vast array of local shops, favoured restaurants, takeaways and cafes. Also a short distance to Hayes & Harlington Train Station for the popular Elizabeth Line. Uxbridge Town Centre is a short drive away with its extensive shopping centres, popular restaurants/bars and the Metropolitan/Piccadilly Line Station which provides a swift and regular connection to Central London. The area is served by a number of highly regarded schools including Hayes Park primary school, Grange Park and Barnhill Community high school.



Gainsborough Road, UB4
Approximate Area = 1068 sq ft / 99.2 sq m
Garage = 228 sq ft / 21.2 sq m
Total = 1296 sq ft / 120.4 sq m
For identification only - Not to scale

Ground Floor

Garage
5.09 x 4.06
16'8 x 13'4

Garden
21.10 x 7.44
69'3 x 24'5

Conservatory
3.68 x 3.41
12'1 x 11'2

Kitchen / Dining Room
5.50 x 3.30
18'1 x 10'10

Reception Room
4.67 max x
3.62 max
15'4 x 11'11

Up

Up

7.51 x 6.88
24'8 x 22'7

First Floor

Bedroom
3.49 max x
3.31 max
11'5 x 10'10

Dn

Bedroom
3.19 max x
2.41 max
10'6 x 7'11

Bedroom
4.10 max x
3.49 max
13'5 x 11'5

Legend:
= 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 2025.
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	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>	71	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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