

ALLDAY
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East Avenue, Hayes, UB3 2HR
£450,000

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- Two Double Bedroom Semi Detached Home
- Additional Family Bathroom Serving The Second Bedroom And Guests
- Scope To Create Additional Living Accommodation By Extending Into The Loft Space (STPP)
- Private Rear Garden Providing Outdoor Space For Entertaining And Relaxation
- Well-Proportioned Accommodation Ideal For First-Time Buyers, Downsizers Or Investors
- Spacious Principal Bedroom Benefiting From A Modern En-Suite Shower Room
- Chain Free Sale
- Generous Side Plot Offering Excellent Extension Potential (STPP)
- Off Street Parking For Up To Two Cars
- Situated Within Easy Reach Of Hayes & Harlington Station, Offering Fast Elizabeth Line Connections To Central London And Heathrow Airport

Description

This two-bedroom home offers comfortable and practical living, making it an excellent choice for first-time buyers, downsizers, or investors.

The property features a welcoming reception/dining room, providing a bright and versatile space for both relaxing and entertaining. The kitchen is well laid out with ample storage and workspace.

There are two generously sized bedrooms. The master bedroom benefits from its own en suite, while the second bedroom is served by a family bathroom.

Externally, the property enjoys a driveway to the front providing off-road parking, along with a private rear garden ideal for outdoor dining.

Situation

East Avenue a perfectly located residential road in the heart of Hayes. The town centre just moments away with a variety of local cafes, coffee shops, Botwell leisure centre and supermarkets. Hayes and Harlington station 0.6 miles away with the Elizabeth line giving easy links to central London and back towards Heathrow and Reading. Also benefits from being close to multiple bus links connecting you to all local areas such as Uxbridge, Northolt, Greenford, Heathrow, Ealing and Harrow. The M25, M4 motorways are just a short drive away. A number of highly regarded schools in the local area including Botwell House Catholic Primary School and Harlington secondary school.



East Avenue, Hayes, UB3
Approximate Area = 680 sq ft / 63.2 sq m
Stores = 14 sq ft / 1.3 sq m
Total = 694 sq ft / 64.5 sq m
For identification only - Not to scale

Bedroom
3.49 max x
3.15 min
11'5 x 10'4

Kitchen
3.29 x 1.96
10'10 x 6'5

**Reception /
Dining Room**
4.09 min x
3.66 max
13'5 x 12'0

Bedroom
3.62 max x
3.35 max
11'11 x 11'0

Store

Garden
15.35 x 4.05
50'4 x 13'3

**Garden
Extends To**
8.01 x 26'3

Extends To
7.66 x 25'2

Store

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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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Energy Efficiency 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>			80
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<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			

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