



Central Avenue, Hayes, UB3 2BS
£475,000





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- Two Double Bedrooms
- Side Access
- New Kitchen & Bathroom
- Large Outbuilding At Rear Of Garden
- Ample Parking For Up To Four Cars
- Double Fronted
- Excellent Condition Throughout
- Conservatory Extension
- Potential For Extension (STPP)
- Prime Location Close To Hayes & Harlington Station

Description

This attractive home offers comfortable and versatile living. The ground floor comprises a welcoming reception room, a fitted kitchen, and a bright conservatory providing additional living space with views over the garden.

To the first floor, there are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a front driveway offering off-street parking, along with a private rear garden perfect for relaxing or entertaining. The garden also features a useful outbuilding complete with a bathroom.

Situation

Central 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.



Central Avenue, UB3
Approximate Area = 873 sq ft / 81.1 sq m
Outbuilding = 214 sq ft / 19.9 sq m
Total = 1087 sq ft / 101.0 sq m
For identification only - Not to scale

Ground Floor

First Floor

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 Uxbridge College - Hayes Campus area. The map shows a network of roads including Rectory Rd, Addison Wy, Hemmen Ln, Hesa Rd, Orchard Rd, West Ave, Central Ave, Coldharbour Ln, Hitherbroom Rd, and Glebe Rd. A green location pin is placed on Central Ave, near the intersection with Orchard Rd. A building icon is located near Hesa Rd. The Google logo is in the bottom left corner, and the text "Map data ©2026" is in the bottom right corner.

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>		88		<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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