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Grange Road, Hayes, UB3 2RP
£800,000

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- Four/Five Double Bedrooms
- Semi Detached House
- Heavily Extended To The Rear
- Excellent Condition Throughout
- Large Through Lounge
- Three Bathrooms
- Driveway Parking for 6-7 Cars
- Large Annexe/Outbuilding
- Garage
- Walking Distance To Local Amenities & Transport Links

Description

This well-presented and spacious family home offers versatile accommodation, ideal for modern family living.

The ground floor comprises a welcoming through lounge/dining room that flows seamlessly into a fitted kitchen, creating a practical and sociable space for both everyday living and entertaining. A downstairs shower room completes the accommodation on this level.

To the first floor, the property enjoys four bedrooms along with a family bathroom.

Externally, the property benefits from a front driveway providing off-road parking. To the rear is a private garden featuring two useful outbuildings, one of which includes a bathroom, offering potential for a variety of uses.

Situation

Grange Road is situated in Hayes, a well-established location offering a range of local amenities and excellent connectivity. The property is within easy reach of Hayes & Harlington Station, served by the Elizabeth Line, providing fast and direct access to Central London including Paddington, Bond Street, Tottenham Court Road and Canary Wharf, as well as convenient connections to Heathrow Airport. The area is also well served by local bus routes and offers straightforward access to major road links including the M4 motorway and the A40 road. A number of schools are located nearby including Rosedale Primary School, Dr Triplett's CofE Primary School and Grange Park School, while Hayes town centre provides a variety of shops, supermarkets, cafés and everyday facilities.



Grange Road, UB3
Approximate Area = 1268 sq ft / 117.8 sq m
Outbuildings = 483 sq ft / 44.9 sq m
Total = 1751 sq ft / 162.7 sq m
For identification only - Not to scale

Ground Floor

Outbuilding
6.37 max x 4.37 max
20'11 x 14'4

Garden
25.84 x 4.14
84'9 x 13'7

Outbuilding
5.96 x 2.84
19'7 x 9'4

Reception /
Dining Room / Kitchen
11.57 max x 5.99 max
38'0 x 19'4

Up

Extends To
23.35 x 76'7

First Floor

Bedroom
2.58 x 2.11
8'6 x 6'11

Bedroom
3.63 max x
3.57 max
11'11 x 11'9

Bedroom
4.30 max x
3.18 max
14'1 x 10'5

Bedroom
3.85 max x
2.54 max
12'8 x 8'4

Dn

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 2026.
Produced for Allday & Miller.

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estate agents

A map of the Barra Hall Park area in Uxbridge. The map shows Barra Hall Park in green, with a green pin marking its location. To the north is Uxbridge County Court, and to the west is Rosedale College. Park Rd A4020 runs diagonally across the top. Botwell Ln and Freemans Ln are also visible. The Google logo and 'Map data ©2026' are at the bottom.

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>		64	78
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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