

ALLDAY
& MILLER



Chaucer Avenue, Hayes, UB4 0AR
£465,000





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- Extended two-bedroom semi-detached family home
- Spacious front reception room with attractive bay window
- Ground floor shower/WC for added convenience
- Modern first floor family bathroom
- Approx. 963 sq ft including the garage
- Generous 94ft rear garden
- Separate dining room opening to the fitted kitchen
- Two well-proportioned double bedrooms.
- Excellent potential to further extend (STPP)
- Ideally situated close to schools, shops and excellent transport links

Description

Allday & Miller present this two-bedroom two bathroom semi-detached home with a 94ft rear garden, great potential to extend further (stpp), spacious living accommodation, ideally located close to local schools, shops and excellent transport links.

Situated in a convenient residential location, this charming two-bedroom home offers well-proportioned accommodation throughout.

The ground floor features a spacious reception room, separate dining room, fitted kitchen and ground floor bathroom, while the first floor comprises two generous double bedrooms.

Externally, the property boasts a substantial rear garden measuring approximately 95ft, complete with a garage to the rear.

Situation

Chaucer Avenue in Haye, is a well-established and family-friendly residential location offering an excellent balance of suburban comfort and convenient access to key amenities. The property is ideally situated approximately 1.4 miles from Hayes & Harlington railway station, which is served by the Elizabeth Line, providing fast and direct connections into Central London, Paddington, Canary Wharf, and Heathrow Airport. For families, the area benefits from a strong selection of nearby schools, including Dr Triplett's CofE Primary School and Grange Park Infant and Junior School within close proximity, as well as well-regarded secondary options such as Barnhill Community High School and Rosedale College. Local shopping needs are well catered for by nearby Hayes Town Centre along Uxbridge Road, which offers a variety of supermarkets including Tesco, Lidl and Sainsbury's, alongside a diverse mix of independent retailers, cafés, restaurants, and essential services, while Lombardy Retail Park provides additional larger retail outlets.



Chaucer Avenue, UB4

Approximate Area = 825 sq ft / 76.6 sq m
Outbuilding = 138 sq ft / 12.8 sq m
Total = 963 sq ft / 89.4 sq m
For identification only - Not to scale

The floor plan consists of two parts: a Ground Floor and a First Floor. The Ground Floor is a large, irregularly shaped room with a thick black border. It contains an 'Outbuilding' (5.15 x 2.45, 16'11 x 8'0) at the top left, a 'Garden' (28.94 x 6.50, 94'11 x 21'4) at the top right, a 'Kitchen' (2.94 x 2.76, 9'8 x 9'1) at the top right, a 'Dining Room' (3.20 max x 2.92 min, 10'6 x 9'7) at the bottom right, a 'Reception Room' (4.94 max x 3.36 max, 16'2 x 11'0) at the bottom left, and a 'Store' (2.94 x 2.76, 9'8 x 9'1) at the bottom left. There are also 'Up' and 'Dn' stairs. The First Floor is a smaller, rectangular room with a thick black border. It contains two 'Bedroom's: one (3.19 max x 3.19 max, 10'6 x 10'6) at the top right and another (4.94 max x 3.40 max, 16'2 x 11'2) at the bottom left. There are also 'Up' and 'Dn' stairs. A north arrow is located in the top right corner of the Ground Floor plan.

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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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>		72	77	<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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