

ALLDAY
& MILLER



Hornbeam Road, Hayes, UB4 9EE
£500,000

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- Three / Four Bedrooms
- Large Driveway For 4 Cars
- Potential To Extend Further (STPP)
- Easy Access To Elizabeth & Central Line Stations
- Freehold House
- Downstairs W.C
- Utility Room
- Close To A40, M4 + M25 Motorways

Description

Allday & Miller present this three / four bedroom house with a large driveway for up to 4 cars. The is located within easy reach to an Elizabeth Line & Central Line Station.

A well-presented three / four bedroom family home offering generous living space throughout. The ground floor comprises a welcoming reception room, a bright conservatory overlooking the garden, a fitted kitchen, a useful utility room and a convenient downstairs WC.

Upstairs, the first floor offers four well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a private rear garden, ideal for relaxing or entertaining, along with a large driveway providing off-road parking for up to 4 cars.

Situation

The property is ideally situated in a popular residential area of Hayes, offering excellent access to a range of local amenities. Families will appreciate being close to Yeading Junior School, Yeading Infant & Nursery School, Brookside Primary School and the highly regarded Barnhill Community High School. For commuters, Hayes & Harlington Station (Elizabeth Line) provides fast links into Central London and Heathrow Airport, while Southall Station is also within easy reach. The property is well served by local bus routes and offers convenient access to the A312, A40, M4 and M25, making travel across London and beyond straightforward. Hayes Town Centre is just a short drive away, offering a wide selection of shops, supermarkets, cafés, restaurants and everyday amenities.



Hornbeam Road, Hayes, UB4
Approximate Area = 1032 sq ft / 95.9 sq m
For identification only - Not to scale

Ground Floor

Garden 12.07 x 6.72
39'7" x 22'1"

Utility 2.30 x 1.55
7'7" x 5'1"

Conservatory 4.80 min x 2.20 max
15'9" x 7'3"

Kitchen 3.74 max x 2.52 max
12'3" x 8'3"

Reception Room 6.27 max x 3.10 max
20'7" x 10'2"

Hall

Up

Extends To 15.11 x 49'7"

First Floor

Bedroom 1 3.04 max x 2.47 max
10'0" x 8'1"

Bedroom 2 3.05 max x 2.12 max
10'0" x 6'11"

Bedroom 3 2.59 max x 2.55 max
8'6" x 8'4"

Bedroom 4 2.26 x 1.76
7'5" x 5'9"

Dn

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.

ALLDAY & MILLER
estate agents

A map of Yeadon, South Yorkshire, showing the location of Yeadon Brook. The brook is a blue line flowing through a green area. A green pin marks a location on Willow Tree Ln. Surrounding roads include Barnhill Rd, Dunedin Way, Hobart Rd, Friar Rd, Glencoe Rd, The Parkway, Yeadon Ln, and Yeadon Fork. The Google logo and 'Map data ©2026 Google' are visible at the bottom.

Energy Efficiency Rating		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>	73	79	<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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