

**ALLDAY  
& MILLER**



York Avenue, Hayes, UB3 2TW  
£540,000

3 1 1 D



York Avenue, Hayes, UB3 2TW

**£540,000**

- Three Bedroom Home
- Exceptionally Large Bedrooms
- New Carpet
- Ready To Move In
- Nearby Distance To Uxbridge Road
- Semi Detached
- Huge Potential For Extension (STPP)
- Close To Nearby Schools & Amenities
- Large Rear Garden
- Chain Free Sale

## Description

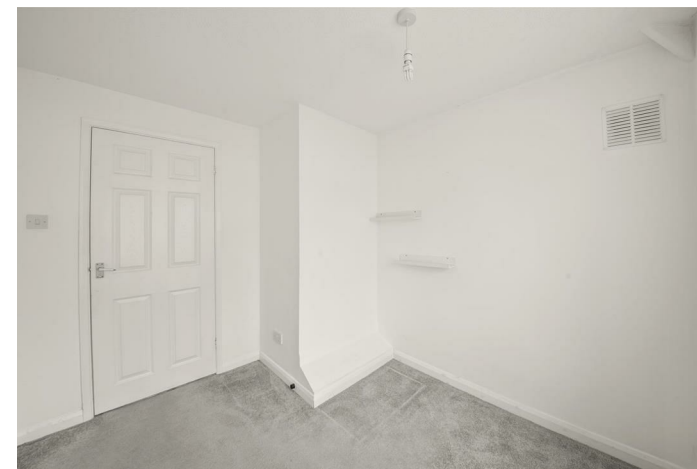
The ground floor comprises a bright and spacious reception/dining room and a fitted kitchen, providing a practical and comfortable living space.

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

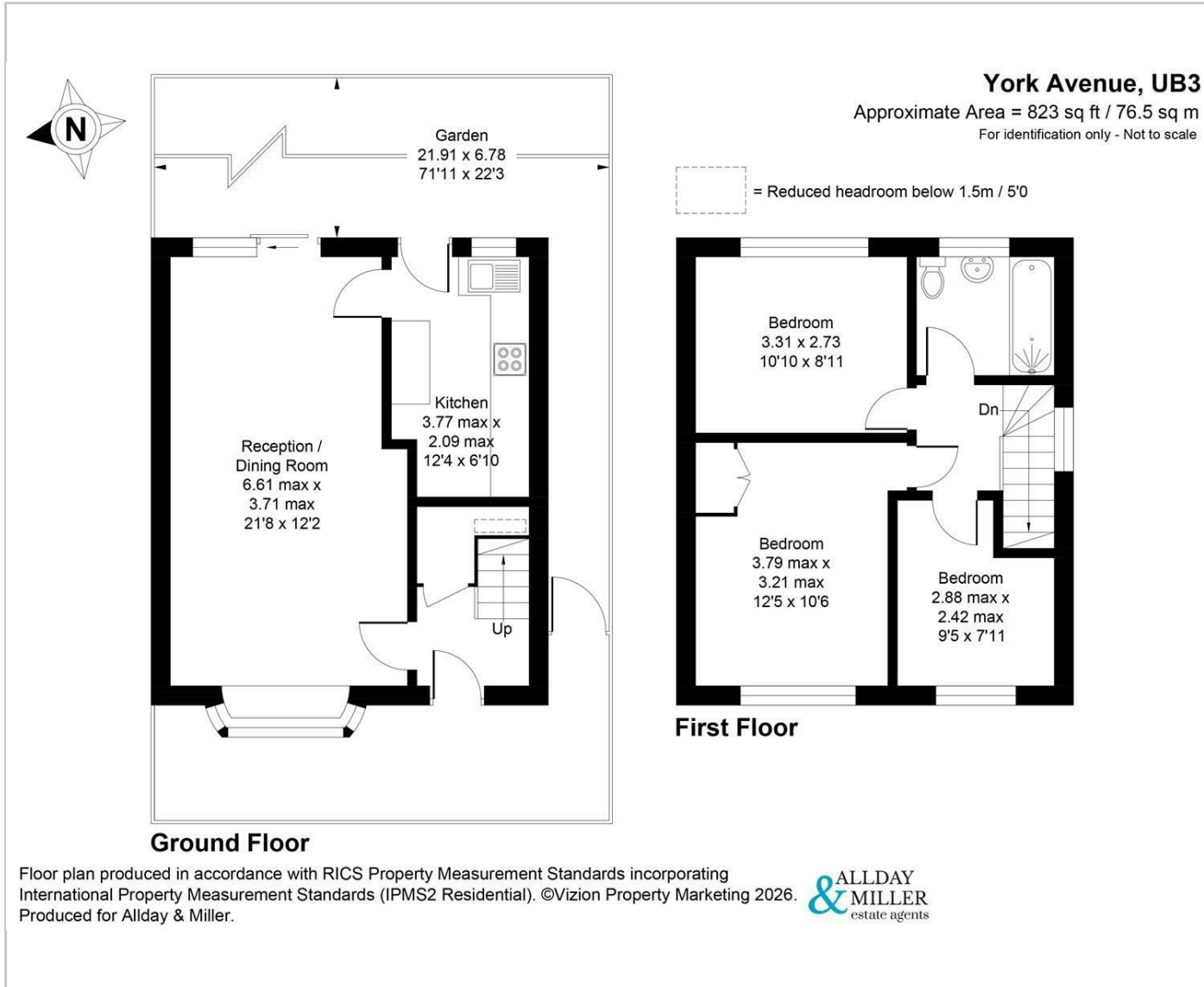
Externally, the property benefits from a front driveway offering off-street parking, along with a private rear garden, perfect for relaxing or outdoor entertaining.

## Situation

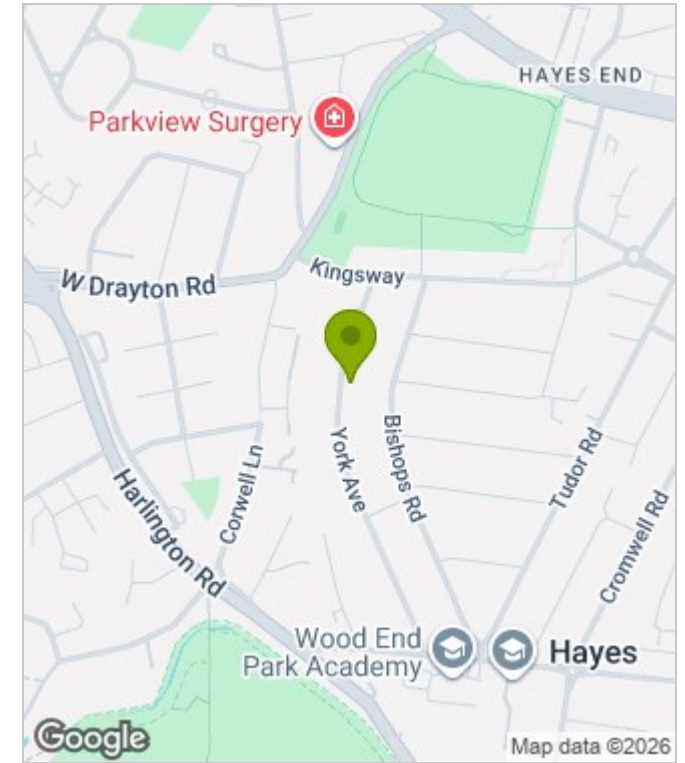
Located on the popular residential road of York Avenue, this property benefits from a highly convenient and well-connected setting. The area is served by well-regarded local schools including Minet Junior School and Guru Nanak Sikh Academy, while excellent transport links are close by with Hayes & Harlington Station providing fast access into Central London via the Elizabeth Line. Residents also enjoy easy access to the amenities of Hayes Town High Street offering a variety of shops, cafes, and leisure facilities. With nearby green spaces, convenient bus routes, and proximity to major road links including the A312 and M4, this location perfectly balances suburban comfort with urban accessibility.



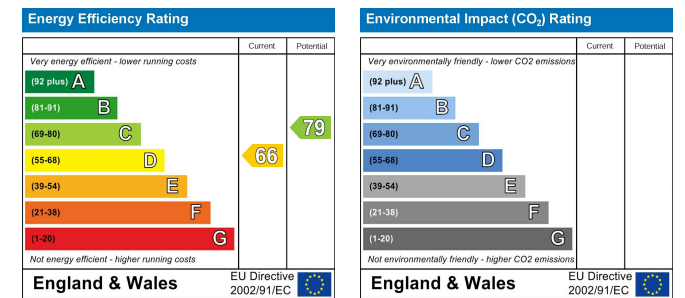
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.