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Woodrow Avenue, Hayes, UB4 8QL
£435,000

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- Two Bedrooms
- Potential To Extend STPP
- Outbuilding For Storage
- Driveway
- Situated On A Popular Residential Street
- Freehold House
- Chain Free Sale
- 60 FT Rear Garden
- Good Schools Nearby
- Easy Reach To An Elizabeth Line Station

Description

The ground floor comprises a welcoming reception/dining room, providing a versatile space for both relaxing and entertaining. This leads through to a fitted kitchen, thoughtfully designed to maximise storage.

To the first floor, the property enjoys two well-proportioned bedrooms along with a family bathroom.

Externally, the home benefits from a front driveway offering convenient off-road parking. To the rear, there is a private garden perfect for outdoor enjoyment, complete with an outbuilding and shed.

Situation

Woodrow Avenue popular residential road in the heart of North Hayes. The Uxbridge Road within a short distance providing excellent access to local shops, restaurants and cafes. A nine minute drive to Hayes & Harlington station giving easy links to central London with the Elizabeth Line. For the commuters the M4/M40/M25 motorways just a short drive away. The area is served by a number of highly regarded schools including Hayes Park primary school, Charville Academy, Barnhill High School and Swakeleys School for girls.



Woodrow Avenue, UB4

Approximate Area = 650 sq ft / 60.4 sq m
Outbuildings = 242 sq ft / 22.5 sq m
Total = 892 sq ft / 82.9 sq m
For identification only - Not to scale

The floor plan consists of two main parts: a large Ground Floor plan on the left and a smaller First Floor plan on the right. The Ground Floor plan shows a large open space labeled 'Reception / Dining Room / Kitchen' with dimensions 7.34 max x 4.29 max (24'1" x 14'1"). To the right of this space is a staircase labeled 'Up'. Further right are two smaller rooms: 'Shed' (3.02 x 2.05, 9'11" x 6'9") and 'Shed' (3.92 x 2.18, 12'10" x 7'2"). Below the second shed is an 'Outbuilding' (3.38 x 2.18, 11'1" x 7'2"). To the left of the sheds is a 'Garden' (18.56 x 4.49, 60'11" x 14'9"). At the bottom of the Ground Floor plan is a small rectangular area labeled '6.17 x 4.49' (20'3" x 14'9"). The First Floor plan shows two bedrooms: 'Bedroom' (2.95 max x 2.49 max, 9'8" x 8'2") and 'Bedroom' (4.37 max x 3.31 max, 14'4" x 10'10"). A staircase labeled 'Dn' is located between the bedrooms. A legend indicates that a dashed line represents 'Reduced headroom below 1.5m / 5'0"'. A north arrow is located in the top left 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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A map of the Hayes Park School area in Uxbridge. The map shows several streets: Park Ln, Raynton Dr, Woodrow Ave, Lansbury Dr, Beech Rd, and Park Rd (A4020). A green location pin is placed on Beech Rd, near the intersection with Nursery Pine Place. Other landmarks include Hayes Park School, KiddieCare Nurseries, and Uxbridge County Court. The map is credited to Google and shows data from 2026.

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>		Current Potential	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>	Current Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC			

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