

**ALLDAY  
& MILLER**

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FOR SALE  
020 8748 2000**

Ash Grove, Hayes, UB3 1JR  
£625,000

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## Ash Grove, Hayes, UB3 1JR

**£625,000**

- Brand New Home - Available Now
- Semi-Detached House
- Off Street Parking
- High Specification Throughout
- Good Schools Locally
- Three Bedrooms
- 10 Year Build Warranty
- Private Garden
- En-Suite To Master Bedroom
- Easy Reach To An Elizabeth Line Station

## Description

This stunning and beautifully presented home offers contemporary, well-balanced accommodation arranged over two floors, finished to an excellent standard throughout.

The ground floor comprises a bright and generously sized reception/dining room, providing a flexible and inviting setting for everyday living and entertaining. To the rear, the property features a stylish fitted kitchen completed to a high specification, offering ample cupboard space and work surfaces, while a convenient downstairs WC adds to the practicality of the layout.

Upstairs, the first floor hosts three well-proportioned bedrooms, including master bedroom benefitting from its own ensuite. A modern family bathroom serves the remaining bedrooms.

Externally, the property boasts a front driveway providing off-street parking, together with a private rear garden ideal for outdoor dining

## Situation

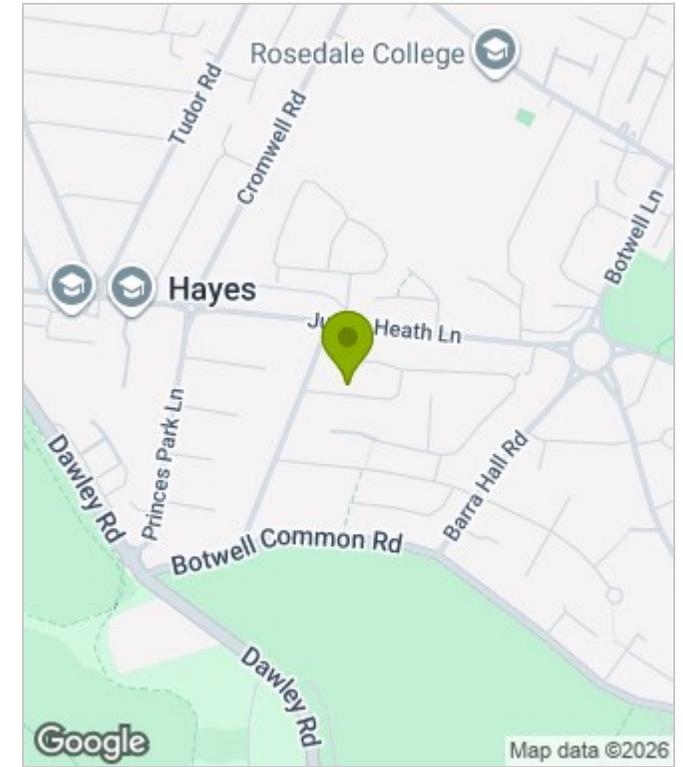
Situated in the heart of Hayes, Ash Grove is a well-established and popular residential area offering a convenient lifestyle. The property is ideally located within easy reach of local shops, schools, and everyday amenities, with Hayes Town Centre and Lombardy Retail Park close by for a wider range of shopping and dining options. Excellent transport links are available, including Hayes & Harlington Station (Elizabeth Line), providing fast and direct connections into Central London, as well as easy access to the A312, A40, M4 and Heathrow Airport. The area also benefits from nearby green spaces and parks, making it a well-balanced location combining accessibility, community, and comfort.



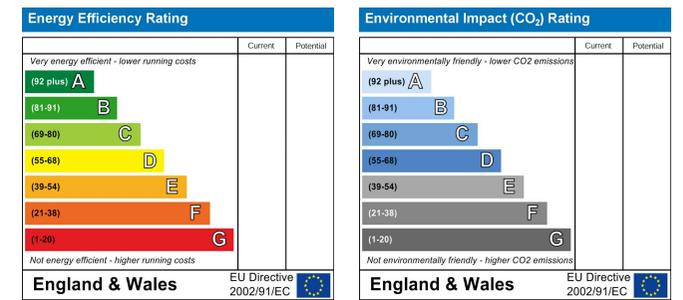
## Floor Plans



## Area Map



## Energy Performance Graph



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