

ALLDAY  
& MILLER



Chaucer Avenue, Hayes, UB4 0AP  
£635,000

4 2 2 C



## Chaucer Avenue, Hayes, UB4 0AP

**£635,000**

- Four Bedroom Home In Immaculate Condition
- Two Bathrooms (Loft Conversion With Ensuite)
- Nearby Proximity To The Uxbridge Road
- Semi-Detached Home
- Great Connectivity To Public Transport Links
- Extended To The Rear & Loft
- Off Street Parking For Two - Three Vehicles
- Large Rear Garden With The Potential To Build An Annexe (STPP)
- Within Close Distance To Nearby Outstanding Schools
- Over 1300 Sq Ft

## Description

This beautifully presented and versatile home offers generous living space across three floors, making it ideal for growing families or those seeking flexible accommodation.

The ground floor features a bright and welcoming reception/dining room, perfect for both relaxing and entertaining. A convenient downstairs WC adds practicality, a well-appointed kitchen/dining room. This space flows seamlessly into a conservatory, flooding the area with natural light and offering views over the garden.

On the first floor, there are three well-proportioned bedrooms, all served by a modern bathroom.

The second floor boasts an additional spacious bedroom along with its own bathroom.

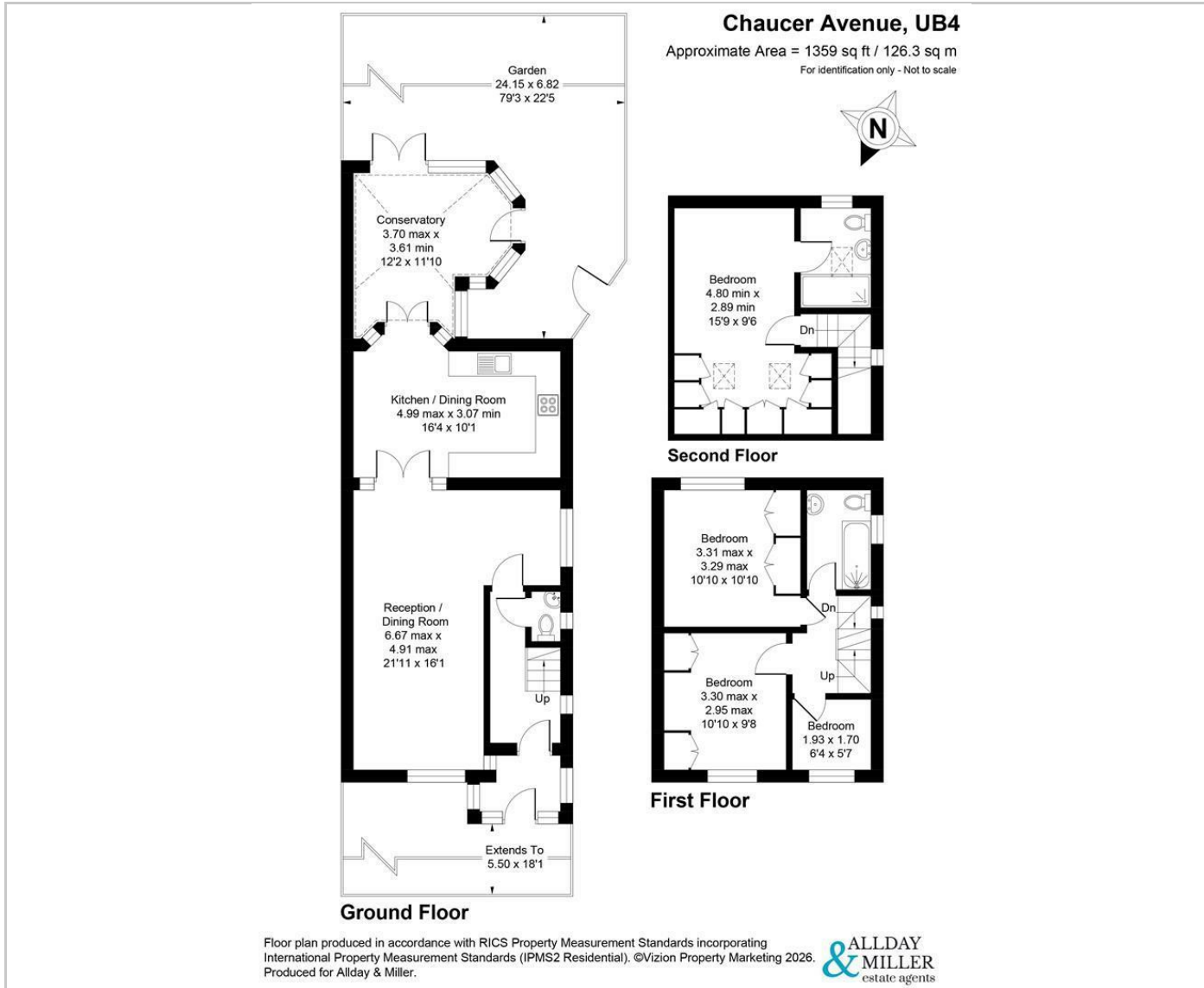
Externally, the property benefits from a front driveway offering off-street parking, while to the rear is a private garden, ideal for outdoor entertaining.

## Situation

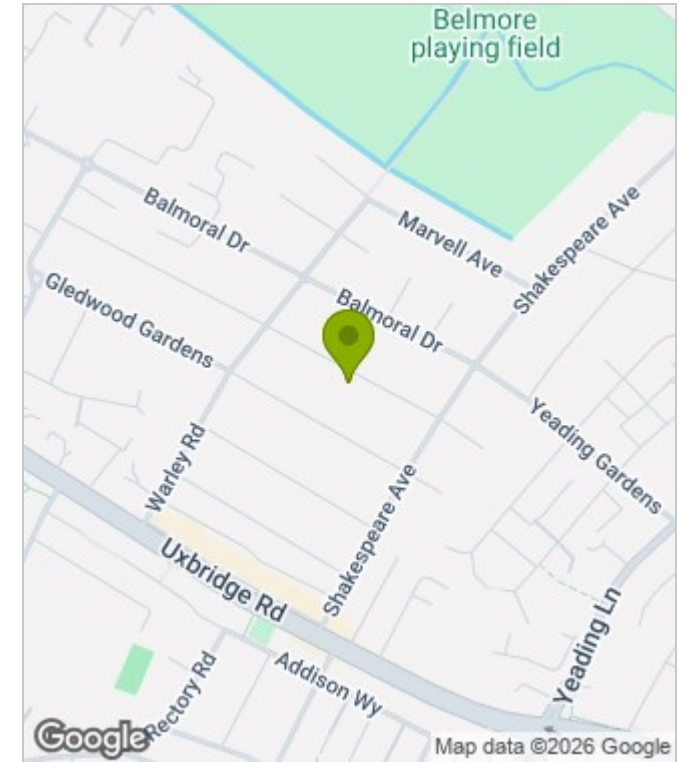
Chaucer Avenue in Haye, is a well-established and family-friendly residential location offering an excellent balance of suburban comfort and convenient access to key amenities. The property is ideally situated approximately 1.4 miles from Hayes & Harlington railway station, which is served by the Elizabeth 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.



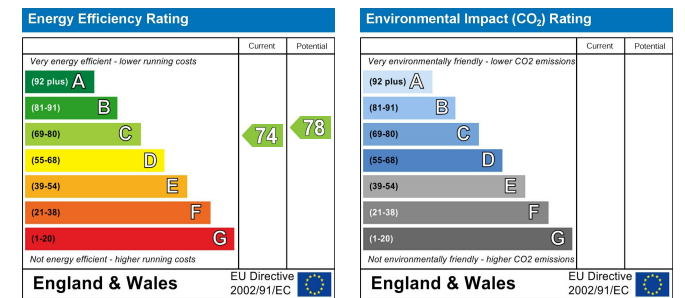
## Floor Plans



## 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.