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Whittington Avenue, Hayes, UB4 0AD  
£785,000

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## Whittington Avenue, Hayes, UB4 0AD

**£785,000**

- Five bedrooms, each with bespoke fitted wardrobes
- Two spacious reception rooms, study and dedicated home office
- Private rear garden ideal for outdoor entertaining
- Comprehensive CCTV security system
- Elizabeth Line at Hayes & Harlington, Paddington in 20 minutes
- EPC Rating C (70) — Freehold
- High-specification finish throughout
- Multiple off-street parking on a private driveway
- Substantial outbuilding/garage (295 sq ft)
- Situated on a popular road

## Description

This exceptional five-bedroom family home is one of the finest properties on Whittington Avenue, offering substantially extended accommodation and a high-spec finish throughout. Spanning approx. 1,949 sq ft in total (including a 295 sq ft outbuilding/garage), this is a rare opportunity at this price point in Hayes.

Finished to an impressive standard, the property offers generous and versatile living space throughout. The ground floor comprises two spacious reception rooms, a study, separate home office, large kitchen/dining room, family room and downstairs WC, making it ideal for modern family living.

Upstairs, five well-proportioned bedrooms all benefit from bespoke fitted wardrobes, offering excellent built-in storage, alongside a well-appointed family bathroom.

Externally, the property continues to impress with a private driveway providing off-street parking for multiple vehicles, a substantial outbuilding ideal for a gym, workshop or office, and a private rear garden suited to both families and entertaining. A fitted CCTV security system further enhances this outstanding home.

## Situation

Positioned on a popular residential road in Hayes, the property enjoys a convenient setting just 350 yards from Uxbridge Road, offering a range of local shops, cafés, restaurants and everyday amenities within easy reach.

For commuters, Hayes & Harlington Station (Elizabeth Line) provides fast and direct access into Central London, with Paddington reachable in approx. 20 minutes, Bond Street in 25 and Canary Wharf in around 40. Heathrow Airport is also just 12 minutes away, while the A312, A40, M4 and M25 are all easily accessible for road links.

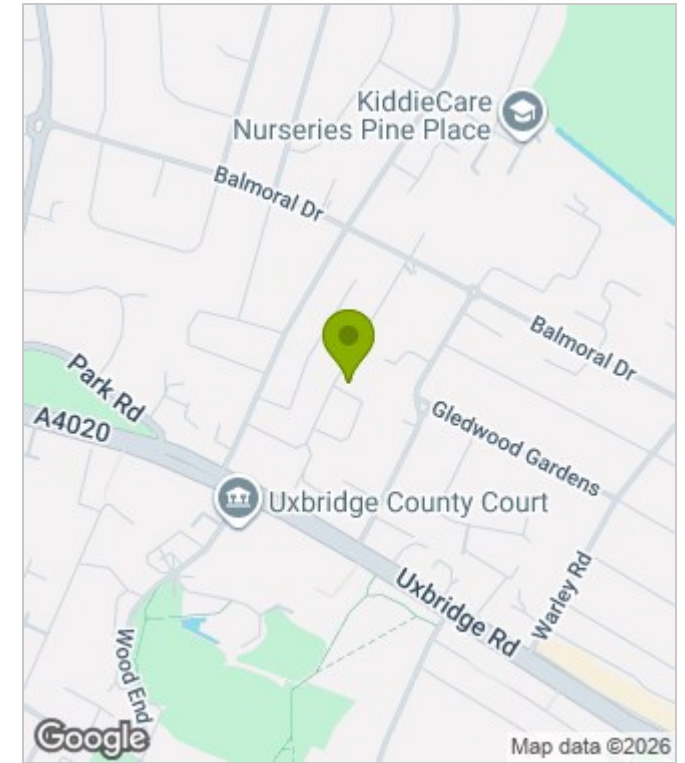
The area is also well suited to families, with well-regarded local schools including Grange Park and Hayes Park within walking distance, making this a convenient and well-connected location for both families and commuters alike.



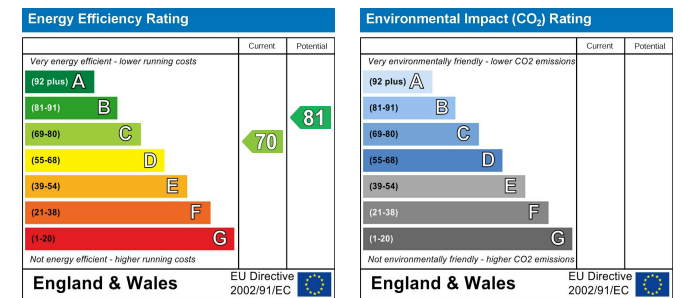
## Floor Plans



## Area Map



## Energy Performance Graph



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