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Uxbridge Road, Hayes, UB4 8HX
£475,000

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- Three Bedrooms
- Private Garden
- Freehold
- Great Transport Links
- Walking Distance To Shops / Amenities
- Two Bathrooms
- Outbuilding To The Rear
- Chain Free Sale
- Close To An Elizabeth Line Station
- Character Property

Description

This well-proportioned home is in need of some modernisation, offering an excellent opportunity for buyers to create a personalised living space.

The ground floor comprises a reception room, a separate dining room, a fitted kitchen, and a bathroom.

To the first floor, the property benefits from three bedrooms and an additional bathroom.

Externally, the home features a private rear garden, ideal for outdoor dining. An outbuilding to the rear, perfect for storage.

Situation

Located on Uxbridge Road, which offers a variety of local amenities including shops, takeaways, cafés and convenience stores. The area is well served by several bus routes providing easy access to Heathrow and surrounding areas. Uxbridge, Hayes and Southall are all within a short drive, with convenient access to the A40 and A312 dual carriageways. Hayes & Harlington Station is also within easy reach, offering Elizabeth Line services with fast and convenient connections into Central London. The property is also conveniently located for a number of well-regarded schools including Grange Park Junior School and the secondary school Cranford Community College, making it an ideal location for families.



Uxbridge Road, UB4
Approximate Area = 1128 sq ft / 104.8 sq m
Outbuilding = 184 sq ft / 17.1 sq m
Total = 1312 sq ft / 121.9 sq m
For identification only - Not to scale

Ground Floor

Outbuilding
4.62 x 3.62
15'2" x 11'11"

Garden
17.72 x 4.90
58'2" x 16'1"

Kitchen
4.29 x 2.89
14'1" x 9'6"

Dining Room
3.85 max x 3.43 max
12'8" x 11'3"

Reception Room
3.73 min x 3.44 max
12'3" x 11'3"

Up

4.90 x 4.25
16'1" x 13'11"

First Floor

Bedroom
3.31 max x 2.87 max
10'10" x 9'5"

Bedroom
3.40 x 2.93
11'2" x 9'7"

Bedroom
4.69 max x 3.65 min
15'5" x 12'0"

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Legend:
= Reduced headroom below 1.5m / 5'0"

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 End area. A green pin is located on Hayes End Dr, just north of its intersection with Uxbridge Rd. To the northwest is Hewens College, marked with a school icon. To the southwest is Hayes End Community Park (Recreation...), shown as a green area. To the southeast is Rosedale College, also marked with a school icon. Roads shown include Hayes End Dr, Hayes End Rd, Uxbridge Rd, North Rd, Tudor Rd, and York Rd. A road number A4020 is visible on the left. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

Energy Efficiency Rating		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>			80
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		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>			
England & Wales EU Directive 2002/91/EC			

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