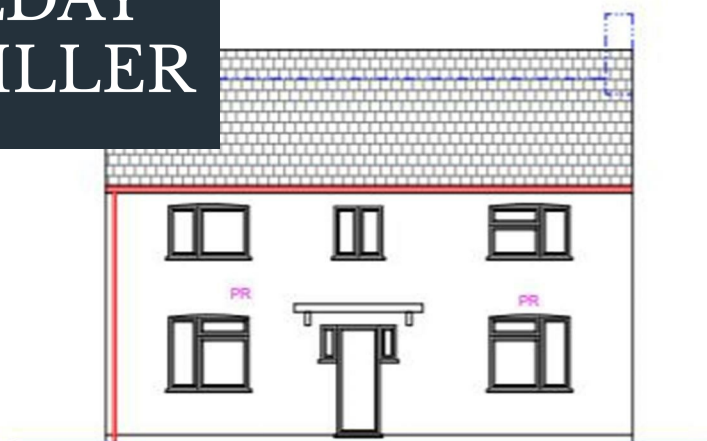


BW: BrickWork

- Dotted Line represent the existing Ridge line

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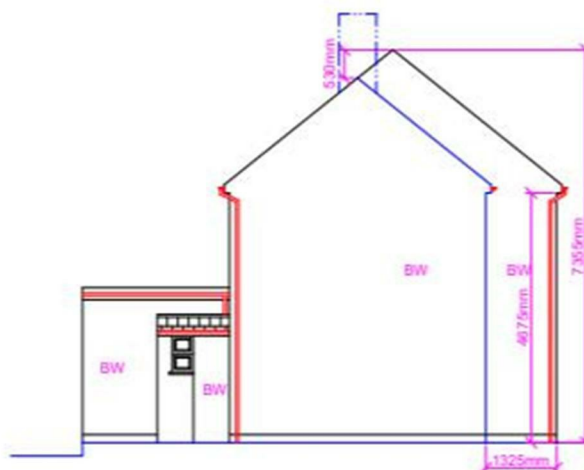
All dimensions should be confirmed on site and any deviation should be reported back to designer.



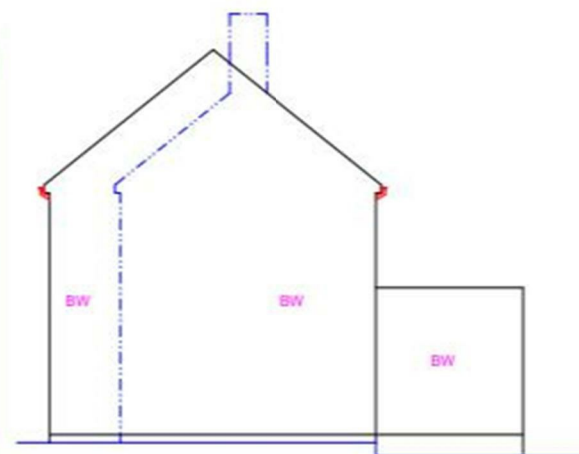
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation (LHS)



Proposed Side Elevation (RHS)

Proposed Street Name: East Avenue, Hayes, UB3 2HP 2 Storey Front Extension £550,000	Site Address: 56 East Avenue Hayes UB3 2HP
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Hayes,
05 East Avenue,
Hayes
UB3 2HP

Revisions:

Site	Date	Observations
1	10/10/2000	

Drawing Description:

Proposed Elevations

Drawing No:

ART/2023/FE60EA/PE

Scale: 1:100
Paper size: A3
Sheet: 4 of 5

1:100

A3

4 of 5

• • •

1111-1121

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East Avenue, Hayes, UB3 2HP

£550,000

- Development Opportunity To Become Six Bedrooms All With En-Suite's
- Situated Moments From Hayes Town Centre
- Walking Distance To Elizabeth Line Station
- Easy Reach To Heathrow Airport
- Freehold
- Detached House With Planning To Extend
- Three Bedrooms
- Private Garden
- Chain Free
- H.M.O Potential

Description

This house brought to the market is a fantastic development project for investors. The property has planning approved to become a Six Bedroom Six Bathroom accommodation. It also presents itself as a great home for a growing family. Comprising of a bright airy reception room, dining room and a fitted kitchen which completes the ground floor.

On the first floor, you will find three bedrooms, each offering a comfortable retreat for rest and relaxation. The family bathroom is conveniently located, ensuring ease of access for all.

To the rear features a private garden at the rear, which is predominantly laid to lawn.

Situation

East Avenue a perfectly located residential road in the heart of Hayes. The town centre just moments away with a variety of local cafes, coffee shops, Botwell leisure centre and supermarkets. Hayes and Harlington station 0.6 miles away with the Elizabeth line giving easy links to central London and back towards Heathrow and Reading. Also benefits from being close to multiple bus links connecting you to all local areas such as Uxbridge, Northolt, Greenford, Heathrow, Ealing and Harrow. The M25, M4 motorways are just a short drive away. A number of highly regarded schools in the local area including Botwell House Catholic Primary School and Harlington secondary school.



East Avenue, UB3
Approximate Area = 947 sq ft / 88.0 sq m
Store = 11 sq ft / 1.0 sq m
Total = 958 sq ft / 89.0 sq m
For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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estate agents

A map of Hayes Town, showing the location of the Hayes Town Community Centre. The map highlights Coldharbour Ln and shows surrounding streets like Compton Rd, Church Rd, and Station Rd. A green pin marks the center of the town.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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>		84	<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			England & Wales EU Directive 2002/91/EC

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