

ALLDAY
& MILLER



Friar Road, Hayes, UB4 9BZ
£575,000





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- Three Bedrooms
- Freehold
- Outbuilding To The Rear
- Situated On A Quiet Road
- Easy Reach To An Elizabeth Line Station
- Semi-Detached House
- Two Bathrooms
- Modern Condition Throughout
- Good Schools Nearby
- Kitchen / Diner Extension

Description

Allday & Miller present this immaculate three bedroom, two bathroom semi-detached home with a versatile outbuilding to the rear.

A well-proportioned three-bedroom home offering spacious and versatile accommodation throughout.

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

To the first floor are three bedrooms and a further family bathroom.

Externally, the property benefits from a private rear garden and a useful outbuilding, providing additional storage space.

Situation

Friar Road is a well-established residential road in the Yeading area of Hayes, conveniently located for a range of local amenities, schools and transport links. Nearby schools include Brookside Primary School and Barnhill Community High School, while local shops and supermarkets are within easy reach. The area is well served by bus routes, providing connections towards Hayes, Southall, Northolt and Uxbridge, with Southall and Hayes & Harlington railway stations providing further transport links, including Elizabeth line services from Hayes & Harlington.



Friar Road, Hayes, UB4
Approximate Area = 1124 sq ft / 104.4 sq m
Outbuilding = 217 sq ft / 20.2 sq m
Total = 1341 sq ft / 124.6 sq m
For identification only - Not to scale

Ground Floor

Outbuilding
5.89 max x 3.38 max
19'4 x 11'1

Garden
Extends To
11.91 x 39'1

Kitchen
5.43 x 2.92
17'10 x 9'7

Dining Room
3.78 x 3.27
12'5 x 10'9

Reception Room
3.56 x 3.39
11'8 x 11'1

Up

Extends To
6.37 x 20'11

First Floor

Bedroom
3.78 max x 3.38 max
12'5 x 11'1

Bedroom
3.41 max x 2.95 max
11'2 x 9'8

Bedroom
2.61 x 2.43
8'7 x 8'0

Dn

= 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		74	80	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		

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