

ALLDAY
& MILLER

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

5 2 2 C



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.



Whittington Avenue, UB4
 Approximate Area = 1654 sq ft / 153.7 sq m
 Garage = 295 sq ft / 27.4 sq m
 Total = 1949 sq ft / 181.1 sq m
 For identification only - Not to scale

Ground Floor

Garage
6.92 x 3.92
228 x 12'10"

Garden
12.31 x 8.10
40'5" x 26'7"

Family Room
5.90 max x 3.37 max
19'4" x 11'1"

Office
2.15 x 1.64
7'1" x 5'5"

Reception Room
4.14 max x 3.07 max
13'7" x 10'1"

Study
3.11 x 2.05
10'2" x 6'9"

Kitchen / Dining Room
6.48 x 2.90
21'3" x 9'6"

Reception Room
4.15 max x 3.32 max
13'7" x 10'11"

Up

Extends To
4.97 x 16'4"

First Floor

Bedroom
4.04 max x 3.10 max
13'3" x 10'2"

Bedroom
2.88 max x 2.74 max
9'5" x 9'0"

Bedroom
4.19 max x 3.08 max
13'9" x 10'1"

Bedroom
3.59 max x 2.88 max
11'9" x 9'5"

Bedroom
2.17 max x 2.05 max
7'1" x 6'9"

Down

= 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.

ALLDAY & MILLER
 estate agents

KiddieCare Nurseries Pine Place

Balmoral Dr

Park Rd A4020

Gledwood Gardens

Uxbridge County Court

Uxbridge Rd

Warley Rd

Norman Leddy Memorial Gardens

Google

Map data ©2026

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs 				Very environmentally friendly - lower CO₂ emissions 	
			70		
			81		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC			

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.