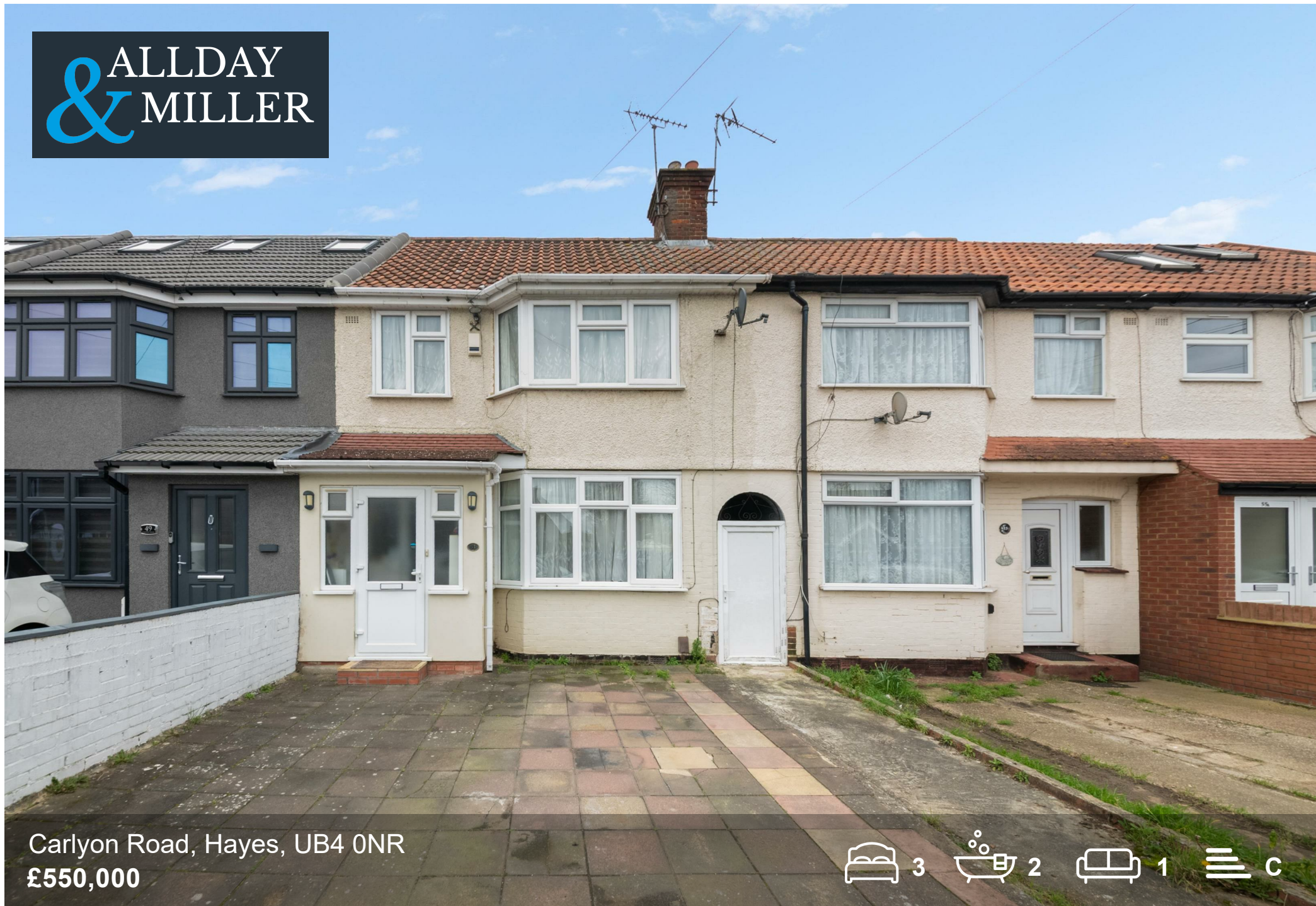


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Carlyon Road, Hayes, UB4 0NR
£550,000

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Carlyon Road, Hayes, UB4 0NR

£550,000

- Three Bedrooms
- Over 100 Ft Garden
- 6m Kitchen/Diner Extension
- Nearby Proximity To Yeading Lane, Easy Public Transport Access
- Off Street Parking For Two Cars
- Two Bathrooms (Downstairs Shower-Room)
- Outbuilding To The Rear Of Garden
- Close To Local Outstanding Schools
- Potential For Extension (STPP)
- Side Access Through Gate

Description

A well-proportioned and welcoming home, comprising a reception room and a convenient downstairs shower room. To the rear, there is a fitted kitchen/dining area, providing a practical and sociable space ideal for everyday family living and entertaining.

To the first floor, the property offers three bedrooms along with a family bathroom.

Externally, the home benefits from a front driveway providing parking and a private rear garden, perfect for outdoor dining and entertaining. The garden also features an annex, complete with its own kitchen area and bathroom.

Situation

Situated in a well-established residential pocket of Hayes, Carlyon Road offers an appealing mix of suburban calm and excellent everyday convenience. The area benefits from good transport links with the major Hayes & Harlington railway station (on the Elizabeth Line) around 1.2 miles away, providing fast connections eastbound into London Paddington and beyond and westbound towards Reading and Heathrow Airport. Local schooling is a real strength, with outstanding and well-regarded options close by such as Yeading Infant and Nursery School and Yeading Junior School for younger children, as well as Barnhill Community High School within walking distance. A short walk or bus ride brings you to local shopping and amenities along Uxbridge Road and surrounding parade shops, including supermarkets like Tesco and Sainsbury's, independent cafés, convenience stores and services, while the wider Hayes town centre offers even more retail and leisure options.



Carlyon Road, UB4
Approximate Area = 1103 sq ft / 102.5 sq m
Annex = 379 sq ft / 35.2 sq m
Total = 1482 sq ft / 137.7 sq m
For identification only - Not to scale

Ground Floor

First Floor

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 Brookside area in Yeadon, showing the Yeadon Brook and surrounding roads. The map includes labels for Lothian Ave, Yeadon Ln, Yeadon For, Willow Tree Ln, The Parkway, and Brookside. A green pin is placed on the Yeadon Brook. The Google logo and 'Map data ©2026 Google' are visible at the bottom.

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>	Current 71	Potential 82	<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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