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& MILLER



Shakespeare Avenue, Hayes, UB4 0BD  
£575,000

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Shakespeare Avenue, Hayes, UB4 0BD

**£575,000**

- Three Bedrooms
- Freehold
- Own Driveway To Garage
- Prime Location
- Good Schools Locally
- Semi-Detached
- Two Bathrooms
- Extended
- Great Transport Links
- Chain Free

## Description

This spacious property brought to the market comprises of a welcoming entrance hall, two reception rooms, downstairs bathroom & WC, a fitted kitchen/dining room and a utility room.

The first floor enjoys three bedrooms and a family bathroom.

A front driveway space benefiting from off street parking, also provides access to the garage. To the rear is a private garden mainly laid to lawn.

## Situation

Shakespeare Avenue is located off Yeading Lane. The property itself is 175 yards from the junction of Yeading Lane & Willow Tree Lane with it's local shopping facilities. With just a short walking distance to the popular Yeading Infant and Nursery School a bit further on, the Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses just under a mile away. As is the Lombardy Retail Park with it's Sainsbury's superstore & a selection of well-known High Street brand shops. Local bus services providing access to Uxbridge, Ealing & the surrounding areas along with Hayes Town with it's Hayes & Harlington mainline station. The highly anticipated cross rail link has estimated journey times of:- Heathrow terminals 1, 2 & 3 of 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 along with the Tescos Yeading superstore, B&Q & B&M are just over half a mile from the property.

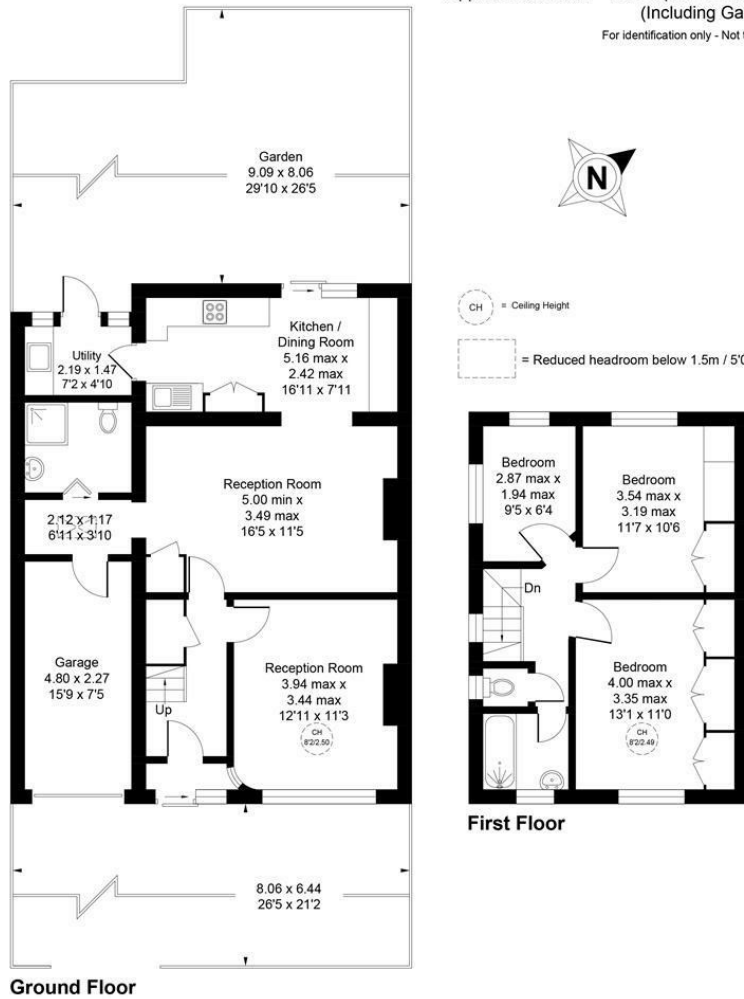


## Floor Plans

### Shakespeare Avenue, Hayes, UB4

Approximate Area = 1302 sq ft / 121.0 sq m  
(Including Garage)

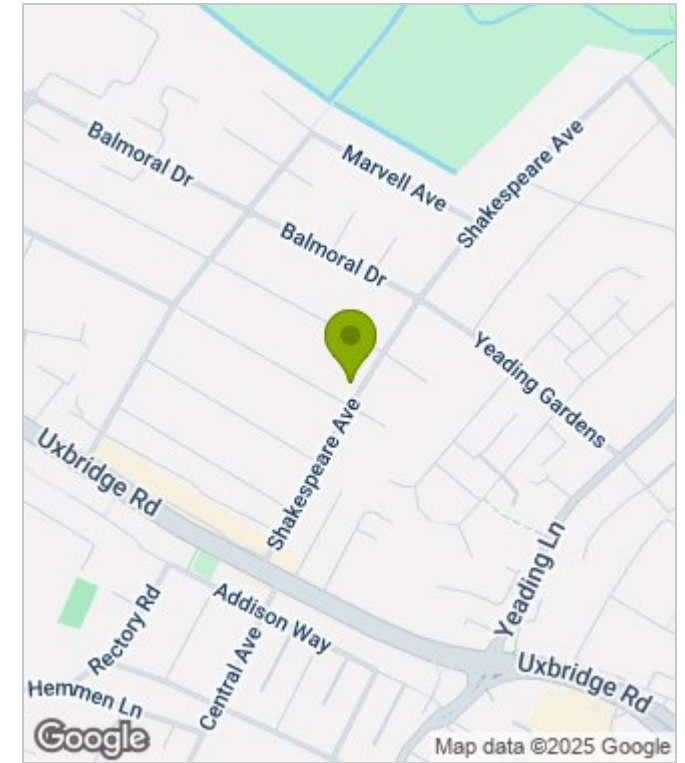
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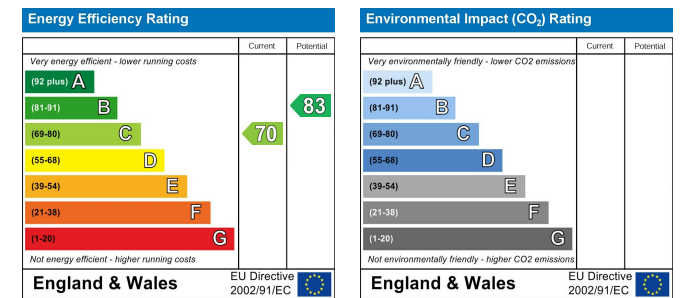
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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## Area Map



## Energy Performance Graph



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