

**ALLDAY  
& MILLER**



Ashford Avenue, Hayes, UB4 0ND  
£485,000

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**£485,000**

- Four Bedrooms
- Lounge + Dining Room Area
- Garage To Rear Of Garden
- Close To Highly Rated Schools
- Potential to Extend (STPP)
- Near to Southall Broadway + Hayes By-Pass
- Rear Extension
- Front Driveway for Off Street Parking
- Gas Central Heating
- Quiet Residential Location

## Description

This accommodation on offer comprises of a bright and spacious reception room, flowing into the dining area which gives access to the private garden, a sleek fitted kitchen, family bathroom suite.

The first floor provides four bedrooms, the master bedroom enjoying fitted wardrobes.

The front of the property benefits from a driveway with off street parking for two vehicles . To the rear a private garden mainly laid to lawn with a shed measuring 15'0 X 12'5.

## Situation

Ashford Avenue a popular residential road in the prime location. The Uxbridge Road within walking distance providing excellent access to local shops, restaurants and cafes. A ten minute drive to Hayes and Harlington station giving easy links to central London with the Elizabeth Line. M4/M40/M25 motorways just a short drive away. A number of high regarded schools also in the local area including Hayes Park primary school and Charville Academy.



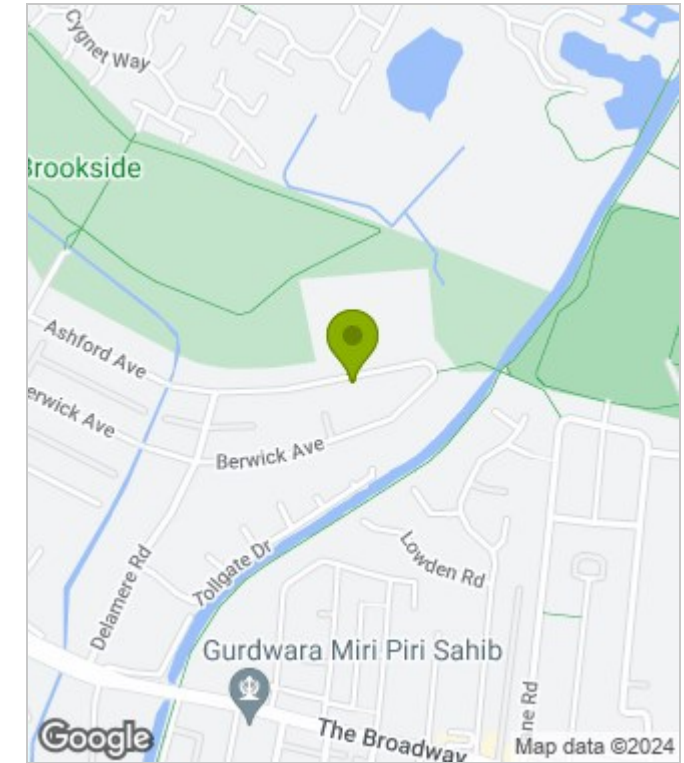
# Floor Plans

## Ashford Way, UB4

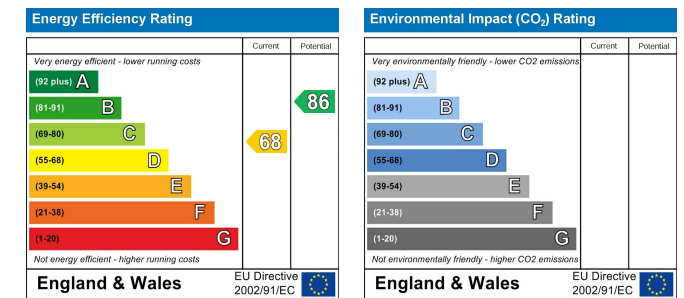
Approximate Area = 79.5 sq m / 856 sq ft  
 Shed = 17.3 sq m / 186 sq ft  
 Total = 96.8 sq m / 1042 sq ft  
 For identification only - Not to scale

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.

# Area Map



# Energy Performance Graph



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