

ALLDAY  
& MILLER



Warley Avenue, Hayes, UB4 0QZ  
£425,000

2 1 1 D



Warley Avenue, Hayes, UB4 0QZ

**£425,000**

- Two Double Bedrooms
- No Onward Chain
- Good Transport Links
- Close To Amenities
- Private Garage
- Freehold
- North Hayes
- Sought After Location
- Large Rear Garden
- Good Schools Nearby

## Description

This property comprises of a reception/dining room, a fitted kitchen which provides access to the rear garden and a downstairs WC to complete the ground floor.

The first floor enjoys two bedrooms and a family bathroom.

Externally there is a private rear garden mainly laid to lawn with a private garage.

## Situation

Warley Road with its easy access to a number of local amenities including the Uxbridge Road with its variety of local shops, cafes, restaurants, take aways and coffee shops. The area is served by a number of highly regarded schools including Hayes Park and Barnhill community high school are within a short distance. For the motorist the M4/M25 and the A40 all within a short drive. Hayes and Harlington station being just a 10 minute drive with the Elizabeth Line giving easy links to Central London.

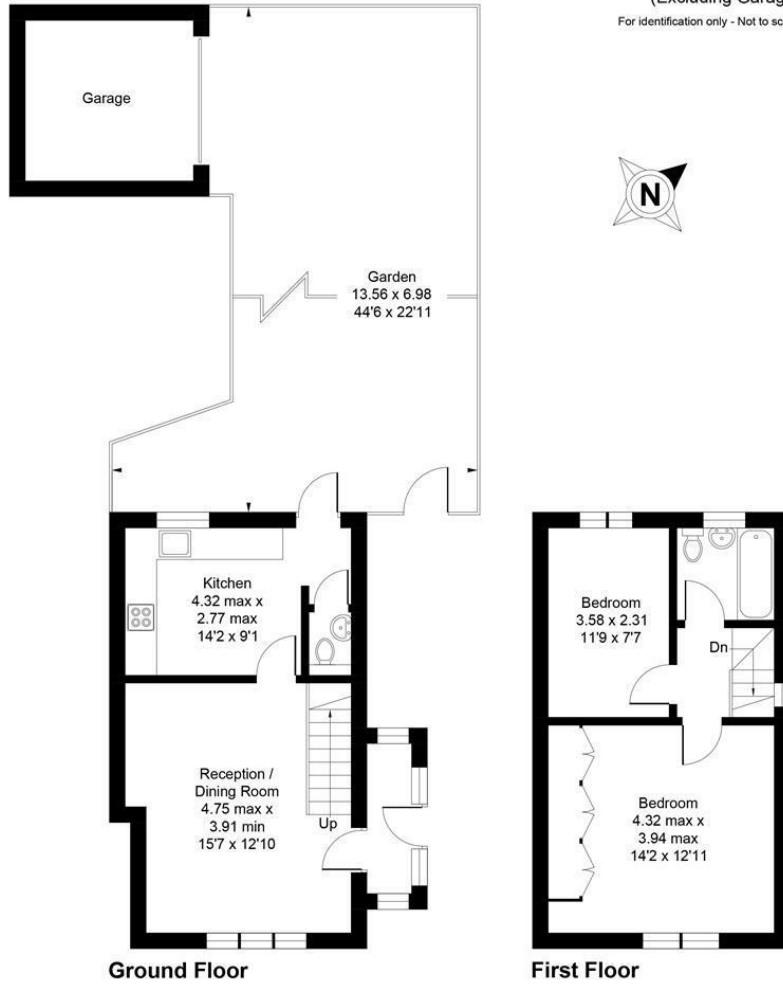


## Floor Plans

### Warley Avenue, Hayes, UB4

Approximate Area = 742 sq ft / 68.9 sq m  
(Excluding Garage)

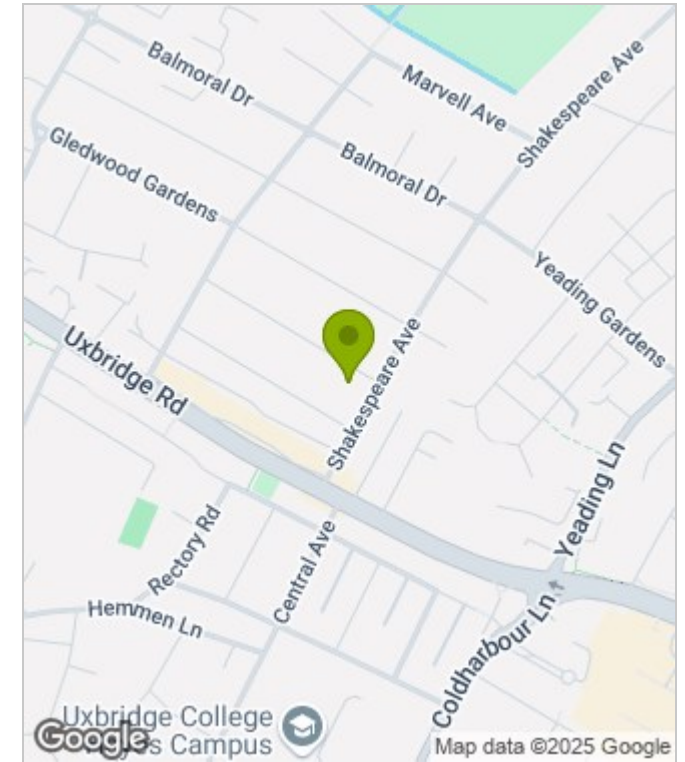
For identification only - Not to scale



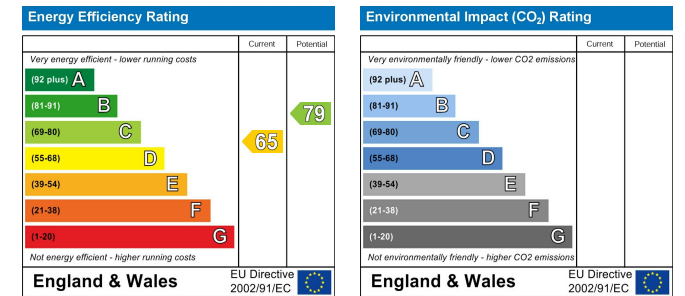
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

**ALLDAY & MILLER**  
estate agents

## Area Map



## Energy Performance Graph



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.