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Grosvenor Avenue, Hayes, UB4 8NW
£525,000

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- Three Bedrooms
- Large Conservatory
- Large Rear Garden
- Situated On A Popular Residential Road
- Driveway
- Freehold
- Through Lounge
- Potential To Extend Further STPP
- Side Access
- Good Schools Nearby

Description

This well-presented home offers spacious accommodation across two floors, ideal for modern family living. The ground floor comprises a bright reception room, a separate dining room, a contemporary fitted kitchen, and a conservatory providing additional living space with views over the garden.

To the first floor, there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a front driveway providing off-street parking, along with a private rear garden, perfect for outdoor entertaining and relaxation.

Situation

Grosvenor Avenue a popular residential road close to a number of local amenities including Kingshill high street with its variety of local shops, cafes, bakery's, takeaways and coffee shops. A number of highly regarded schools in the local area including Hayes Park primary school, St. Raphaels and Barnhill Community high school. Northolt Underground Station and Hayes & Harlington station within easy reach, its several bus links available and the central/ Elizabeth line giving easy links to Central London and the surrounding area.



Grosvenor Avenue, UB4
Approximate Area = 1017 sq ft / 94.5 sq m
For identification only - Not to scale

Ground Floor

Garden
20.52 x 6.20
67'4 x 20'4

Conservatory
4.92 max x 3.18 max
16'2 x 10'5

Kitchen
3.29 max x 2.54 max
10'10 x 8'4

Dining Room
3.29 x 2.53
10'9 x 8'4

Reception Room
3.96 max x 3.50 max
13'0 x 11'6

Hall

Up

Extends To
6.10 x 20'0

First Floor

Bedroom
3.66 x 3.25
12'0 x 10'8

Bedroom
3.99 max x 3.08 min
13'1 x 10'1

Bedroom
3.04 max x 2.13 max
10'0 x 7'0

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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 showing the area around Charville Academy and Hedgewood School. A green highlighted area is visible in the upper right, and a green pin is placed on Grosvenor Ave. The map includes labels for Charville Ln, Grosvenor Ave, Charville Academy, Hedgewood School, Goshawk Gardens, Weymouth Rd, Adelphi Cres, and Grosvenor Av. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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>		70 84	<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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