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Woodrow Avenue, Hayes, UB4 8QP  
£475,000

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**£475,000**

- Three Bedrooms
- Modern Kitchen / Diner Extension
- Close To Local Amenities
- Potential to Extend (STPP)
- Good Condition Throughout
- Off Street Parking
- Private Rear Garden
- Quiet Residential Location
- Gas Central Heating
- Conservatory To Rear

## Description

This delightful house presents an excellent opportunity for families seeking a spacious and comfortable home. The property is designed to cater to modern living while providing a warm and inviting atmosphere.

Upon entering, you are welcomed into a generous reception room, perfect for relaxing or entertaining guests, a convenient bedroom, fitted kitchen/dining room, this area seamlessly flows into a lean to which provides direct access to the rear.

The first floor features two additional bedrooms, each offering a peaceful retreat for rest and relaxation. A family bathroom completes this level.

Outside, the property benefits from a front drive, providing off-street parking for your convenience. The rear garden offering a private and secluded space for outdoor enjoyment.

## Situation

Woodrow Avenue popular residential road in the heart of North Hayes. The Uxbridge Road within a short distance providing excellent access to local shops, restaurants and cafes. A nine minute drive to Hayes & Harlington station giving easy links to central London with the Elizabeth Line. For the commuters the M4/M40/M25 motorways just a short drive away. The area is served by a number of highly regarded schools including Hayes Park primary school, Charville Academy, Barnhill High School and Swakeleys School for girls.



**Woodrow Avenue, Hayes, UB4**  
Approximate Area = 974 sq ft / 90.5 sq m  
For identification only - Not to scale

**Ground Floor**

**First Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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estate agents

## A map of the Grange Park area. Kingshill Ave runs diagonally from the top left to the middle right. Hayes Park School is marked with a school icon on Kingshill Ave. Grange Park Junior School is marked with a school icon on Balmoral Dr. A green pin is located on Woodrow Ave, between Hayes Park School and Grange Park Junior School. Other streets shown include Adelphi Cres, Raynton Dr, Lansbury Dr, Park Ln, and Balmoral Dr. Grange Park is labeled in green text. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

| Energy Efficiency Rating                                                                                                                              | Current | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                              | Current | Potential |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p><b>87</b></p> <p><b>67</b></p> <p><i>Not energy efficient - higher running costs</i></p> |         |           | <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p><b>87</b></p> <p><b>67</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |         |           |
| <p><b>England &amp; Wales</b></p> <p>EU Directive<br/>2002/91/EC</p>                                                                                  |         |           | <p><b>England &amp; Wales</b></p> <p>EU Directive<br/>2002/91/EC</p>                                                                                                                        |         |           |

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