

ALLDAY
& MILLER



Bury Avenue, Hayes, UB4 8LF
£750,000

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- Five Bedrooms
- Three Bathrooms & Two Separate W.C's
- Underfloor Heating On The Ground Floor
- High Specification Throughout
- Good Schools Nearby
- Semi-Detached House
- Beautiful Kitchen / Diner Extension
- Ground Floor Accommodation With En-Suite Shower Room
- Chain Free Sale
- Fully Equipped Outbuilding

Description

Allday & Miller proudly present this substantial five-bedroom family home, finished to a high specification throughout. The property offers versatile ground-floor accommodation, ideal for modern family living, together with a separate outbuilding currently utilised as a home office.

A spacious and versatile five-bedroom, three-bathroom home offering approximately 1,867 sq ft of flexible accommodation arranged over three floors.

The ground floor features a large and bright reception/dining room, modern kitchen/diner extension, bedroom with en-suite, additional WC and a dedicated home office. Upstairs, there are three further bedrooms, a family bathroom and ample storage.

To the third floor an expertly extended loft dormer extension providing the master bedroom with en-suite shower.

The property also boasts a private rear garden, ideal for outdoor entertaining and family life. The bottom of the garden a fully equipped outbuilding, currently used as a home office but has great versatility. A front driveway for 2-3 cars completes this home.

Situation

The property is situated in a popular residential area of North Hayes, conveniently located close to local amenities, shops, cafés and takeaways at Kingshill Parade, with further shopping available along Uxbridge Road and in Hayes Town. Charville Academy is just a short distance away, with a selection of other primary and secondary schools nearby. Excellent transport links are available with local bus services along Bury Avenue, while Hayes & Harlington Elizabeth Line station, Hillingdon Underground Station and Northolt Central Line Station provide access into London and surrounding areas. The A312, A40, M4 and M25 are also within easy reach, providing convenient road connections.



Bury Avenue, Hayes, UB4
Approximate Area = 1662 sq ft / 154.4 sq m
(Excluding Void & Eaves)
Outbuilding = 205 sq ft / 19.0 sq m
Total = 1867 sq ft / 173.4 sq m
For identification only - Not to scale

Office
3.88 max x
3.75 max
12'9" x 12'4"

Garden
Extends To
13.40 x 44'0"

Kitchen
6.05 x 3.60
19'10" x 11'10"

Reception /
Dining Room
7.37 max x
5.25 max
24'2" x 17'3"

Bedroom
5.08 max x
2.91 max
16'8" x 9'7"

Driveway

Second Floor

Bedroom
5.39 max x
3.17 max
17'8" x 10'5"

First Floor

Bedroom
3.36 max x
3.06 max
11'0" x 10'0"

Bedroom
4.29 max x
3.43 max
14'1" x 11'3"

Bedroom
2.75 max x
2.13 max
9'0" x 7'0"

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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estate agents

A map of the Charville Academy area. The map shows several streets: Charville Ln, Langdale Dr, Grosvenor Ave, Lansbury Dr, Weymouth Rd, Adelpi Cres, Kingshill Ave, Bradenham Rd, Portland Rd, and Goshawk Gardens. A green location pin is placed on Goshawk Gardens. The text 'Charville Academy' is visible on the left side of the map. The Google logo is in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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>		72 79	<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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