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Granville Road, Hayes, UB3 4PL
£650,000

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- Four/Five Bedroom
- Two/Three Bathrooms
- Self Contained Annexe
- Large Through Lounge
- Off Street Parking
- Semi Detached House
- Extended To The Rear
- Second Outbuilding Offering a Fifth Bedroom Space
- Modern Wren Fitted Kitchen
- Walking Distance To Local Amenities & Transport Links

Description

This delightful family home comprises of a spacious reception room, providing ample space for relaxation, a well appointed fitted kitchen and dining room, a bathroom and WC complete this floor.

Rising to the first floor, the property features three generously sized bedrooms and a bathroom.

The exterior of the home is equally appealing, with a front drive that provides off-street parking, a valuable asset in this area. To the rear, a private garden awaits, perfect for outdoor activities. Additionally, the garden includes a self contained annexe with toilet & kitchen, and a garage with fitted sockets and laminate flooring offering extra storage or potential for a workshop.

Situation

Granville Road situated in the heart of Hayes close to a number of local amenities including Hayes & Harlington station with the popular Elizabeth line, making the journey to Central London a breeze. Transport links are also on hand for Southall, Heathrow, Hounslow, Uxbridge town centre and the M4/M25 motorways. Walking distance to highly regarded schools in the local area including Rosedale School and Woodend Academy. Hayes Town centre just moments away with its variety of local shops, restaurants, cafes, takeaways and coffee shops.



Granville Road, UB3
Approximate Area = 1031 sq ft / 95.8 sq m
Garage = 153 sq ft / 14.2 sq m
Outbuilding = 264 sq ft / 24.5 sq m
Total = 1448 sq ft / 134.5 sq m
For identification only - Not to scale

The floor plan consists of two main sections: a large Ground Floor and a smaller First Floor. The Ground Floor is a long, narrow layout. At the top is an Outbuilding (5.25 max x 4.60 max, 173 x 151). Below it is a large Garden (5.60 x 4.70, 18'4 x 15'5). To the right of the garden is a Garage (5.62 x 2.43, 18'5 x 8'0). The main house starts with a Driveway (8.30 x 4.20, 27'3 x 13'9) at the bottom. Above the driveway is a Reception Room (6.89 max x 3.06 max, 22'7 x 10'0). To the right of the reception room is a staircase labeled 'Up'. Above the reception room is a Kitchen / Dining Room (4.75 max x 3.26 min, 15'7 x 10'8). To the right of the kitchen is a staircase labeled 'Down'. Above the kitchen is a small room (2.84 x 2.81, 9'4 x 9'3). The First Floor is a smaller, more compact layout. It features three bedrooms: one at the top (3.33 max x 2.83 max, 10'11 x 9'3), one in the middle (3.77 max x 2.90 max, 12'4 x 9'6), and one at the bottom (2.03 x 1.99, 6'8 x 6'6). There is also a bathroom and a staircase labeled 'Down'.

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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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>		69	78	<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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