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Fredora Avenue, Hayes, UB4 8RB
£475,000

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- Two Bedrooms
- Potential To Extend STPP
- Driveway
- North Hayes
- Excellent Transport Links
- End of Terrace House
- Chain Free
- Private Garden
- Good Schools Nearby
- Walking Distance To Shops

Description

Beautifully presented and full of potential, this delightful two-bedroom end of terrace house is perfectly positioned on a sought-after residential road in North Hayes. Offering a spacious interior and excellent scope for extension (STPP), it makes an ideal purchase for growing families or discerning buyers.

Ground Floor

Step inside through the welcoming porch entrance into a bright and airy open-plan reception room and kitchen, designed for modern living and effortless entertaining.

First Floor

The upper level features two generously sized double bedrooms alongside a well-appointed family bathroom suite, creating a comfortable retreat for the whole family.

External Features

Excellent side plot providing scope for future extension (STPP)

Generous private rear garden, ideal for outdoor dining and family enjoyment

Driveway to the front, offering valuable off-street parking

This charming home seamlessly blends contemporary style with future potential, making it a rare opportunity in this popular location.

Situation

Fredora Avenue situated 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.



Fredora Avenue, UB4

Approximate Area = 525 sq ft / 48.8 sq m
Shed = 21 sq ft / 1.9 sq m
Total = 546 sq ft / 50.7 sq m
For identification only - Not to scale

The floor plan consists of two main parts: a large Ground Floor and a smaller First Floor. The Ground Floor is a long, narrow rectangle with a diagonal line on the left side. It contains a large central area labeled 'Reception / Dining Room / Kitchen' with dimensions '6.27 max x 3.91 max' and '20'7 x 12'10'. To the right of this area is a 'Garden' measuring '11.00 x 4.40' and '36'1 x 14'5'. At the bottom right is a 'Shed' measuring '21 sq ft / 1.9 sq m'. At the bottom left is a 'Driveway' measuring '9.00 x 5.80' and '29'6 x 19'0'. A staircase labeled 'Up' is located near the center. The First Floor is a smaller rectangle attached to the right side of the Ground Floor. It contains two bedrooms: one measuring '2.11 x 2.00' and '6'11 x 6'7', and another measuring '3.90 max x 3.04 max' and '12'10 x 10'0'. A staircase labeled 'Dn' is located between the two bedrooms. A north arrow is located above the First Floor plan.

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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A map snippet from Google Maps showing a residential area. Kingshill Ave runs diagonally from the top left. Raynton Dr runs diagonally from the top right. Woodrow Ave runs diagonally from the middle left. Balmoral Dr runs diagonally from the bottom left. A green pin marks the location of KiddieCare Nurseries Pine Place, which is situated between Woodrow Ave and Raynton Dr. To the right of the pin is a building icon. Grange Park is labeled in green text to the right of the pin. A blue line representing a brook runs vertically on the far right. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

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>				<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			70 79	England & Wales EU Directive 2002/91/EC		

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