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Shakespeare Avenue, Hayes, UB4 9AG
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# Shakespeare Avenue, Hayes, UB4 9AG

## £300,000

- Recently renovated two-bedroom first-floor maisonette - 115 years lease
- Freehold land obtained with purchase
- Private rear/side garden – ideal for entertaining or relaxing
- New carpets and fresh internal decoration
- Bright and spacious reception room
- Opportunity to acquire additional freehold land ownership
- Two well-proportioned bedrooms
- Gated off-street parking for two cars
- Recently pebble-dashed exterior
- Huge potential for a loft conversion, subject to the necessary consents

## Description

A well-presented two-bedroom home comprises a spacious reception/dining room, fitted kitchen, two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a generous private rear garden extending approximately 57ft, providing excellent outdoor space for relaxing and entertaining.

## Situation

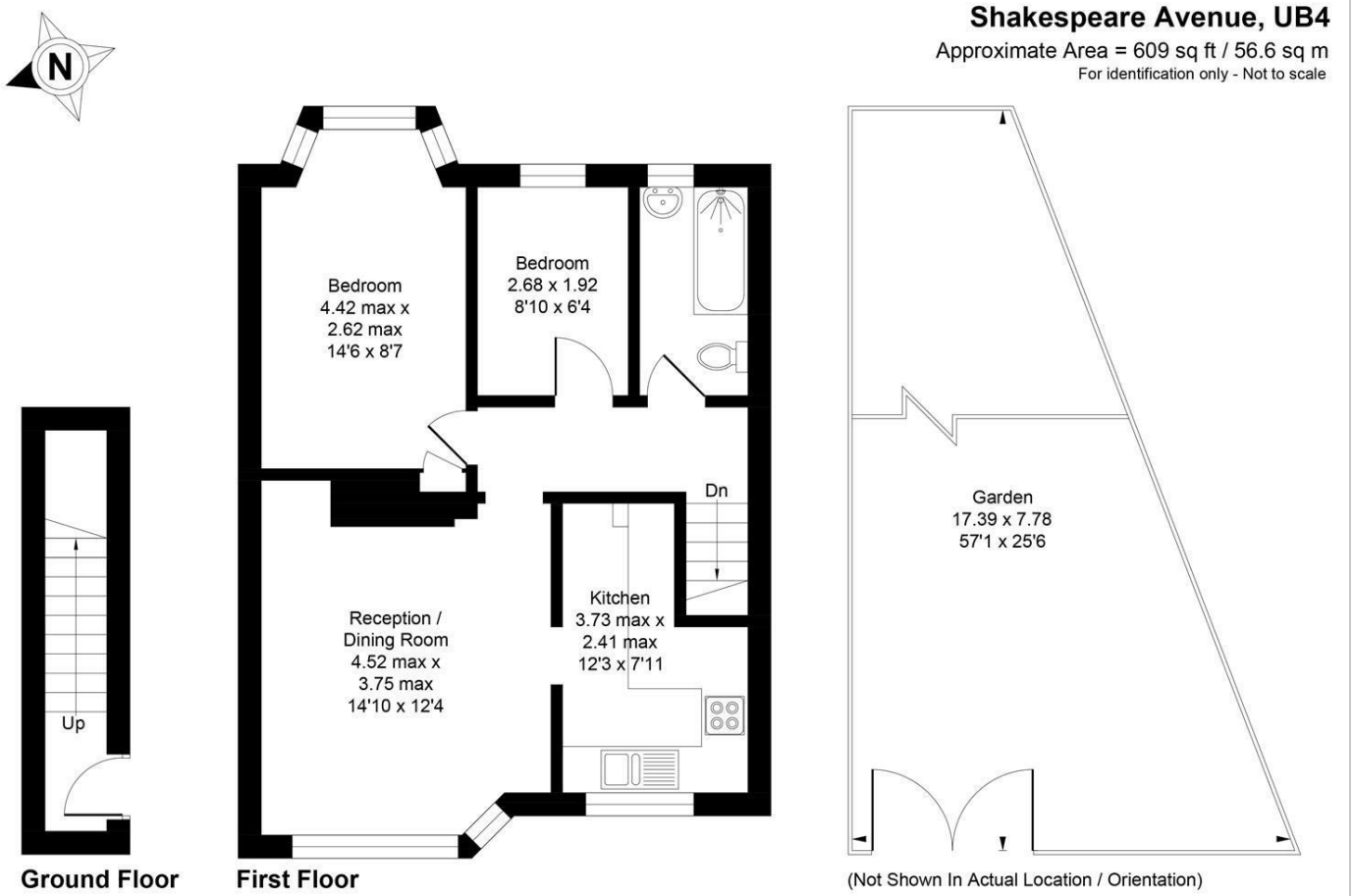
Shakespeare Avenue is located off Yeading Lane. The property itself is 175 yards from the junction of Yeading Lane & Willow Tree Lane with it's local shopping facilities. With just a short walking distance to the popular Yeading Infant and Nursery School a bit further on, the Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses just under a mile away. As is the Lombardy Retail Park with it's Sainsbury's superstore & a selection of well-known High Street brand shops. Local bus services providing access to Uxbridge, Ealing & the surrounding areas along with Hayes Town with it's Hayes & Harlington mainline station. The highly anticipated cross rail link has estimated journey times of:- Heathrow terminals 1, 2 & 3 of 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 along with the Tescos Yeading superstore, B&Q & B&M are just over half a mile from the property.







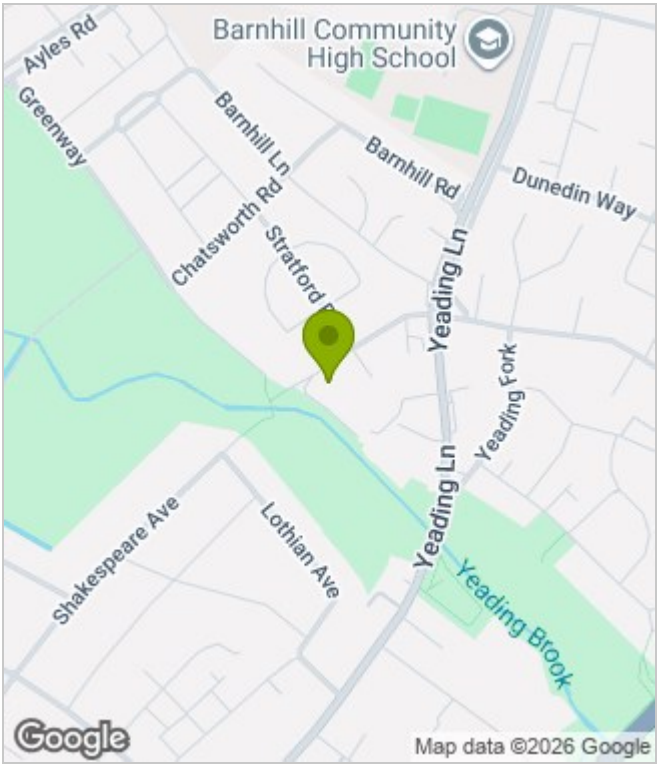
## Floor Plans



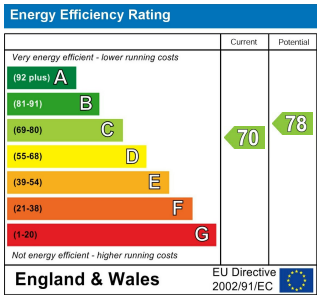

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

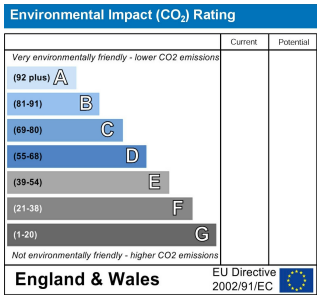
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## Area Map




## Energy Performance Graph




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