



£875,000 Freehold

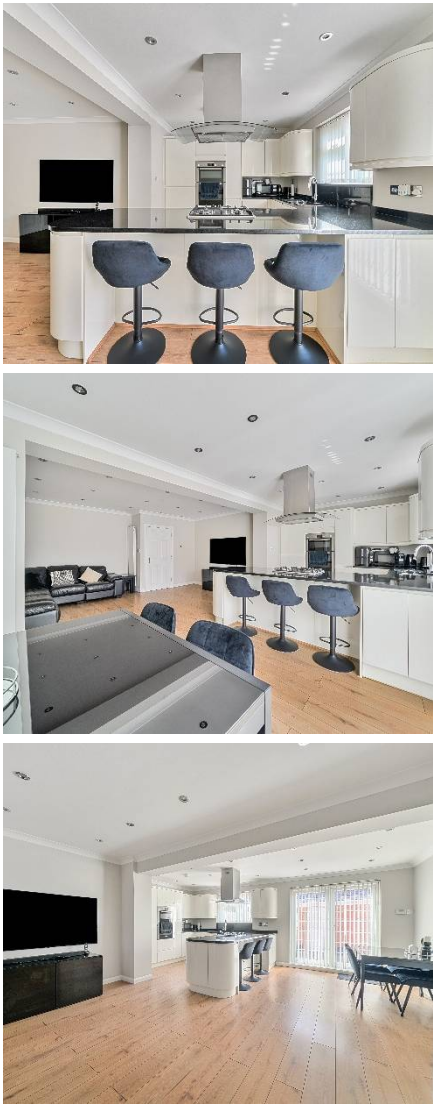
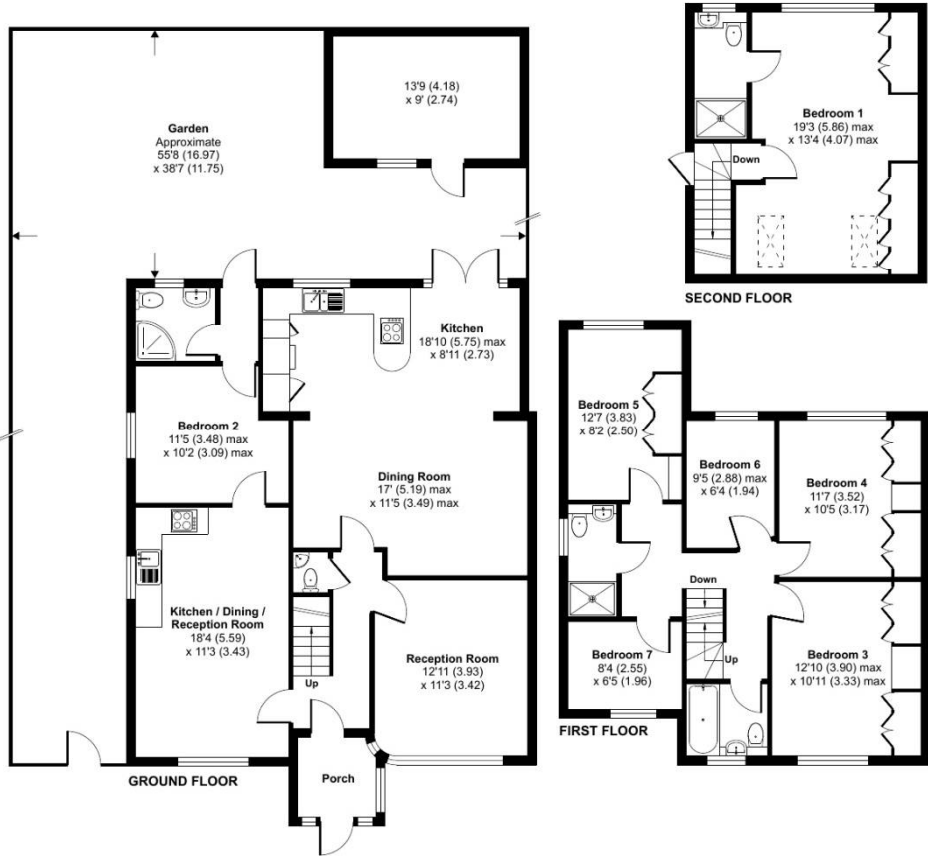
Shakespeare Avenue, Hayes, UB4

Spacious 6-Bedroom Family Home in Prime Location. Located on a popular residential road, this beautifully presented and extended six-bedroom home offers plenty of space for growing families. Set on a generous corner plot, the property has been extended to the rear, side, and into the loft, and includes a large private driveway with room for 4-5 cars. Inside, the home features a welcoming entrance hall, a front reception room, and a bright, modern open-plan kitchen/diner/reception area - perfect for everyday living and entertaining. There's also a second open-plan kitchen/lounge area to the side, and a ground floor bedroom with its own en-suite shower room - ideal for guests or multi-generational living. Upstairs, you'll find five well-proportioned bedrooms, three with built-in wardrobes, plus a modern family bathroom and a separate shower

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Approximate Area = 1992 sq ft / 185 sq m
Outbuilding = 123 sq ft / 11.4 sq m
Total = 2115 sq ft / 196.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2025. Produced for Simple Estate Agents. REF: 1310969

Directions

Simple Estate Agents Coldharbour Ln, London, Hayes UB3 3ES Head north-east on Coldharbour Ln towards Hunters Grove ? 0.7 mi Continue onto Yeading Ln ? 0.2 mi Turn left onto Yeading Gardens ? 0.2 mi At the roundabout, take the 1st exit onto Shakespeare Ave ? 0.1 mi Turn right onto Spencer Ave ? Destination will be on the right ? 56 ft 37 Shakespeare Ave Hayes UB4 OBD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.