

ALLDAY  
& MILLER



Bradenham Road, Hayes, UB4 8LR  
£550,000

3 1 1 D



Bradenham Road, Hayes, UB4 8LR

**£550,000**

- Three Bedrooms
- A Type Nash Build
- Potential To Extend Further STPP
- Driveway For 2 Cars
- Easy Reach To An Elizabeth Line Station
- Semi-Detached House
- Freehold
- Large Rear Garden
- Garage
- Good Schools Nearby

## Description

Allday & Miller proudly present this beautiful three bedroom family home situated on one of North Hayes popular roads. The property has great potential to extend further (stpp).

A well-presented three-bedroom family home offering spacious accommodation throughout.

The ground floor comprises a welcoming reception room, a dining room ideal for entertaining, and a fitted kitchen.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a well-maintained rear garden, a driveway providing off-road parking, and a garage.

## Situation

Bradenham Road, just off Kingshill Avenue in North Hayes, offers an excellent residential setting in a highly convenient and well-connected location. The property benefits from close proximity to a vibrant high street, featuring an appealing mix of independent shops, welcoming cafés, traditional bakeries, and popular coffee spots perfect for everyday essentials and relaxed weekends. Families are particularly well catered for, with a selection of well-regarded schools nearby, including Hayes Park Primary School and Northolt High School, both known for their strong community reputation. Commuters will also appreciate the excellent transport links, with Northolt Station (Central Line) just a short distance away, providing easy access into Central London. A variety of local bus routes further enhance connectivity across the area.



**Bradenham Road, UB4**

Approximate Area = 920 sq ft / 85.5 sq m  
Garage = 152 sq ft / 14.1 sq m  
Total = 1072 sq ft / 99.6 sq m  
For identification only - Not to scale

**Ground Floor**

Garden Extends To 22.49 x 73'9

Garage 5.80 x 2.40 19'0 x 7'10

Kitchen 2.64 x 2.06 8'8 x 6'9

Dining Room 5.35 max x 3.36 max 17'7 x 11'0

Reception Room 4.05 max x 3.52 max 13'3 x 11'7

Up

Extends To 6.50 x 21'4

**First Floor**

Bedroom 3.34 max x 3.26 max 10'11 x 10'8

Bedroom 4.04 max x 3.20 max 13'3 x 10'6

Bedroom 3.17 x 2.04 10'5 x 6'8

Dn

**Legend:**  
= Reduced headroom below 1.5m / 5'0

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.

**ALLDAY & MILLER**  
estate agents

## A map of the Hayes Park area in London. A green pin marks a location on Weymouth Rd, between Goshawk Gardens and Adelphi Cres. Other streets shown include Kingshill Ave, Raynton Dr, Woodrow Ave, Park Ln, Portland Rd, and Grosvenor Ave. Two schools are marked with icons: Charville Academy at the top and Hayes Park School at the bottom. The Google logo and 'Map data ©2026' are at the bottom.

| Energy Efficiency Rating                                 |         | Environmental Impact (CO <sub>2</sub> ) Rating |  |                                                                 |           |  |
|----------------------------------------------------------|---------|------------------------------------------------|--|-----------------------------------------------------------------|-----------|--|
|                                                          | Current | Potential                                      |  | Current                                                         | Potential |  |
| Very energy efficient - lower running costs              |         |                                                |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |  |
| (92 plus) <b>A</b>                                       |         |                                                |  | (92 plus) <b>A</b>                                              |           |  |
| (81-91) <b>B</b>                                         |         |                                                |  | (81-91) <b>B</b>                                                |           |  |
| (69-80) <b>C</b>                                         |         |                                                |  | (69-80) <b>C</b>                                                |           |  |
| (55-68) <b>D</b>                                         |         |                                                |  | (55-68) <b>D</b>                                                |           |  |
| (39-54) <b>E</b>                                         |         |                                                |  | (39-54) <b>E</b>                                                |           |  |
| (21-38) <b>F</b>                                         |         |                                                |  | (21-38) <b>F</b>                                                |           |  |
| (1-20) <b>G</b>                                          |         |                                                |  | (1-20) <b>G</b>                                                 |           |  |
| Not energy efficient - higher running costs              |         |                                                |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |  |
| <div> <div>66</div> <div>78</div> </div>                 |         |                                                |  |                                                                 |           |  |
| <b>England &amp; Wales</b><br>EU Directive<br>2002/91/EC |         |                                                |  | <b>England &amp; Wales</b><br>EU Directive<br>2002/91/EC        |           |  |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.