



## Nestles Avenue, Hayes, UB3 4QF

- Semi-Detached House
- Separate Reception Room
- Modern First Floor Bathroom
- Front & Rear Garden
- Close to Local Amenities, Schools, Transport Links
- Three Bedrooms
- Through Lounge
- Off Street Parking
- Further Potential to Extend (STPP)
- EPC Rating: D/Council Tax: D

**Asking Price £575,000**



# Nestles Avenue, Hayes, UB3 4QF

## DESCRIPTION

Situated in a convenient residential location in Hayes, this well-proportioned semi-detached home offers generous and versatile living space, ideal for families. The property comprises three bedrooms, two of which benefit from built-in wardrobes, providing excellent storage.

The ground floor features a separate reception room to the front, perfect for more formal use, alongside a spacious through lounge that seamlessly incorporates the living room, dining area, and kitchen. This open and flowing layout creates a sociable and practical living environment, with the dining room positioned at the rear and enjoying direct access to the garden—ideal for entertaining and everyday family living.

Upstairs, the property offers a modern first-floor bathroom, finished to a good standard and designed for convenience. The overall layout, as reflected in the floor plan, provides well-balanced room proportions throughout.

Externally, the property benefits from off-street parking to the front, while the rear garden offers a generous outdoor space with the added advantage of side access. The front and rear gardens provide excellent potential for outdoor enjoyment and further enhancement.

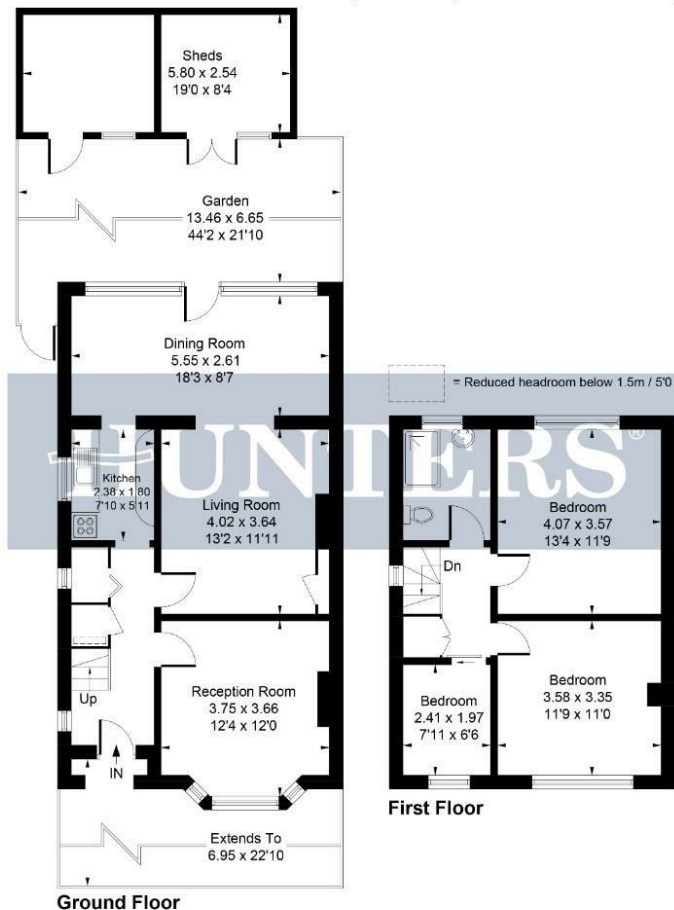
The property is well located close to a range of local amenities, including Hayes & Harlington Station, offering Elizabeth Line and National Rail services into Central London, as well as reputable schools such as Botwell House Catholic Primary School. There is also easy access to major road links including the A312 and A40, making this an excellent choice for commuters.

EPC Rating: D/Council Tax: D





Approximate Gross Internal Area = 100.21 sq m / 1079 sq ft  
 Sheds = 14.79 sq m / 159 sq ft  
 Total = 115.00 sq m / 1238 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 Produced for Hunters

### Viewings

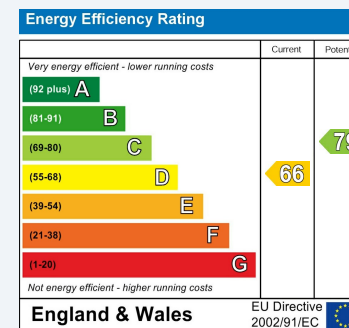
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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