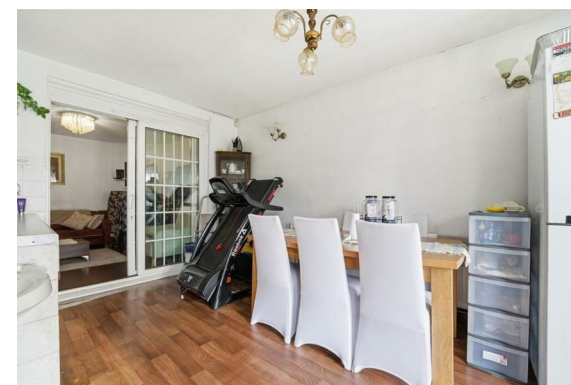




Croyde Avenue, Hayes, UB3 4EJ

- Semi Detached House
- Spacious Reception Room
- Separate Toilet & Shower
- Potential to Extend (STPP)
- Close to Local Amenities, Schools & Transport Links
- Three/Four Bedrooms
- Separate Kitchen & Dining Area
- Own Driveway
- Large Rear Garden with Side Access
- EPC Rating: E/Council Tax Band: D

Offers Over £600,000



Croyde Avenue, Hayes, UB3 4EJ

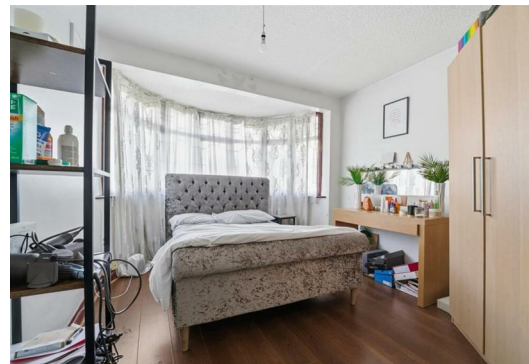
DESCRIPTION

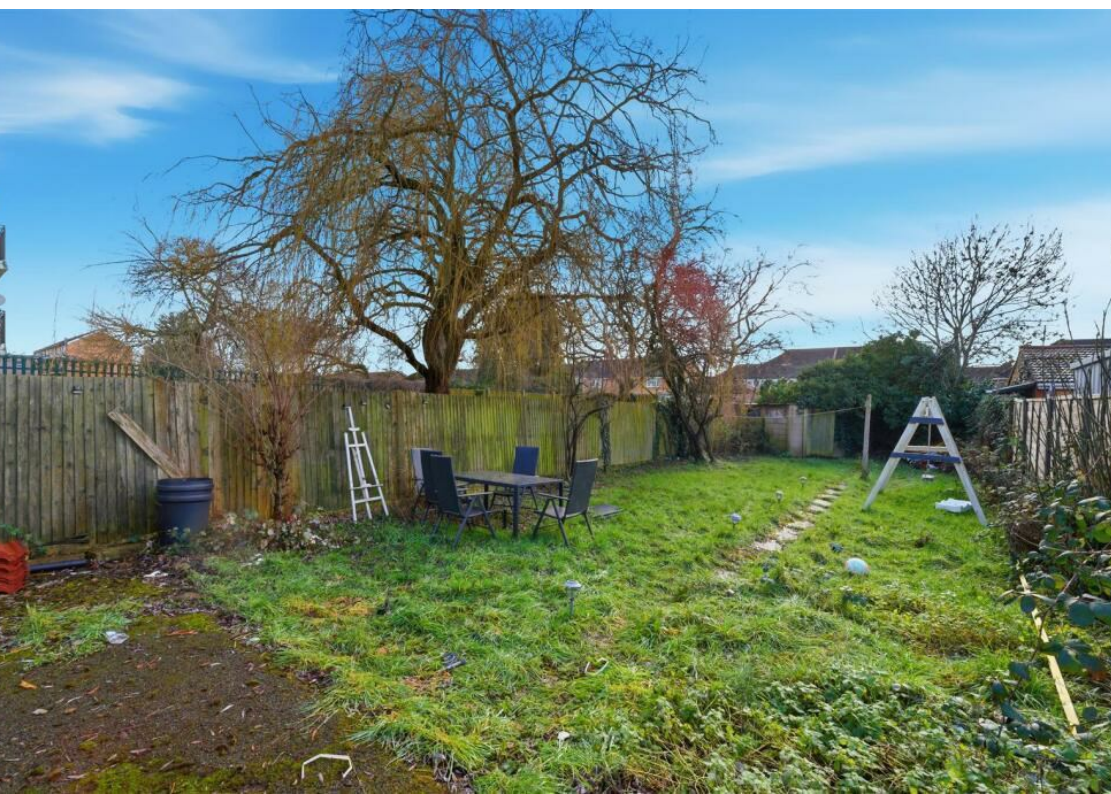
Located on Croyde Avenue in Hayes, this attractive semi-detached house offers an excellent opportunity for family living in a well-connected community. The property sits in a popular residential area close to local shops, reputable schools (including Cranford Park Academy and Harlington School), and excellent transport links — with regular buses nearby and easy access to the A312, A40 and M4 for road travel. and is just under 1km from Hayes & Harlington Station — giving fast and frequent services into Central London, Heathrow Airport and beyond.

On arrival, you're welcomed by an own driveway providing convenient off-street parking. Inside, the home boasts a spacious reception room, perfect for family time or entertaining, and a separate spacious kitchen & dining area, with direct access to the rear garden. The versatile layout includes three/four bedrooms — three on the first floor and a flexible fourth bedroom on the ground floor — offering space to suit growing families or home working.

Practical living is further enhanced by a toilet that is separate to the bath and sink on the first floor, ideal for morning routines, and there's potential to extend (STPP) should you wish to increase your living space in the future. Beyond, a large rear garden provides a generous outdoor space for children, pets and entertaining and has additional side access.

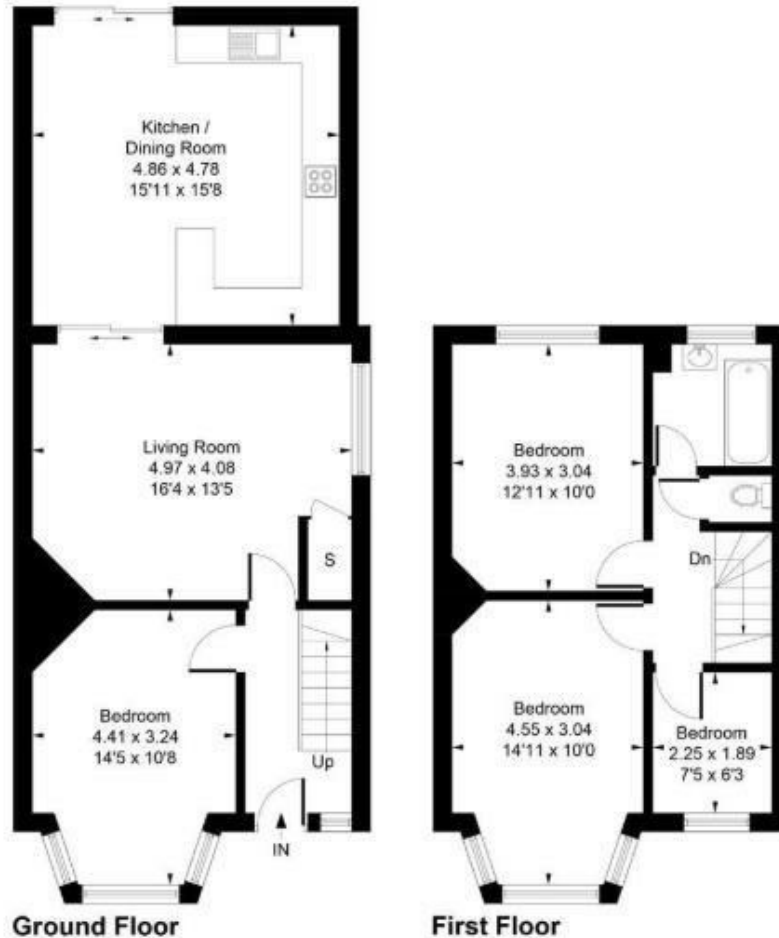
EPC Rating: E/Council Tax Band: D





Croyde Avenue, Hayes, UB3 4EJ

Approximate Gross Internal Area
99.40 sq m / 1070 sq ft



Viewings

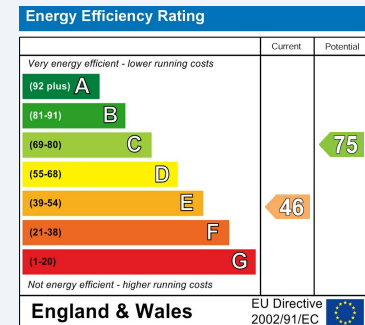
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.