



Lothian Avenue, Hayes, Middlesex, UB4 0EG

- Three Bedrooms Semi-Detached House
- Open Plan Reception Room/Dining Room
- Great Condition
- Double Glazed
- Own Driveway

- Modern First Floor Bathroom
- Separate Kitchen
- Extended
- Private Rear Garden with Side Access
- EPC Rating: D/Council Tax: D

Asking Price £535,000

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Situated in a quiet residential street in Hayes, this well-presented three-bedroom semi-detached house offers spacious accommodation and is ideal for families or first-time buyers seeking a comfortable home in a convenient location.

The property is in great condition throughout and has been extended, providing additional living space suitable for modern living. The ground floor features a bright and spacious open-plan reception and dining room, creating a welcoming area perfect for relaxing with family or entertaining guests. There is also a separate kitchen, offering practical workspace and storage, with ample room for food preparation and direct access from the dining area.



Upstairs, the first floor comprises three bedrooms. There are two well-proportioned double bedrooms, with the principal bedroom at the front of the property benefitting from built-in wardrobes for convenient storage. A third single bedroom provides flexibility and would work well as a child's room, guest room or home office. The first floor also features a modern family bathroom. The property also benefits from double glazing, helping to improve comfort and energy efficiency.

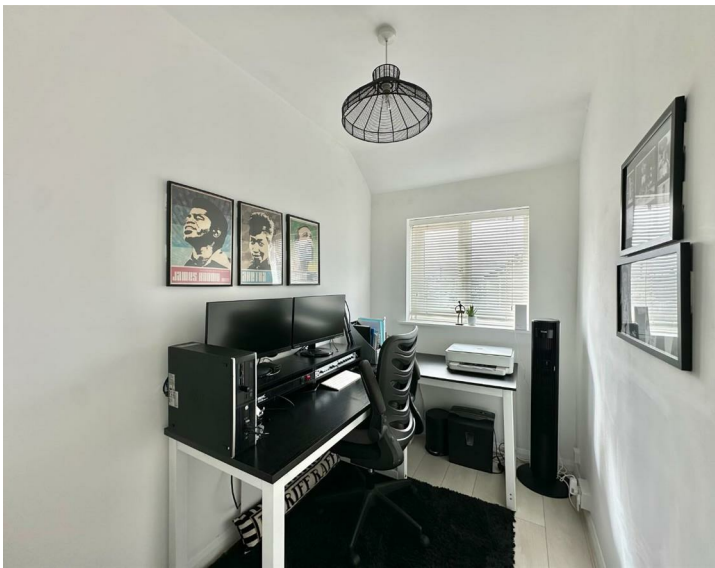
Externally, the house enjoys a generous private rear garden with side access, offering excellent outdoor space for entertaining, gardening, or family activities. To the front, the property benefits from its own private driveway, providing convenient off-street parking.

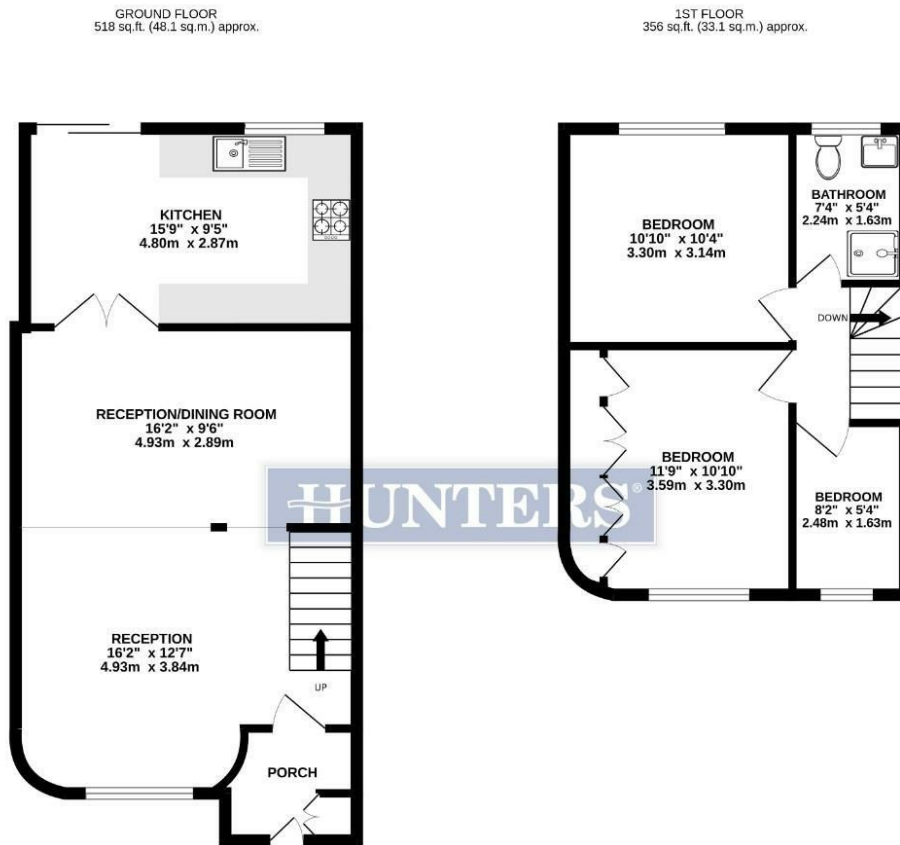


The property is well located close to local amenities, including shops and supermarkets along Uxbridge Road and Lombardy Retail Park, which offers a variety of retail stores and supermarkets. Families will benefit from nearby schools such as Rosedale College and Minet Infant and Junior School. For commuters, the property is conveniently located within easy reach of Hayes & Harlington Station, providing fast connections into Central London, as well as convenient access to the M4 motorway for travel towards Heathrow Airport and surrounding areas.



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TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the footprint 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

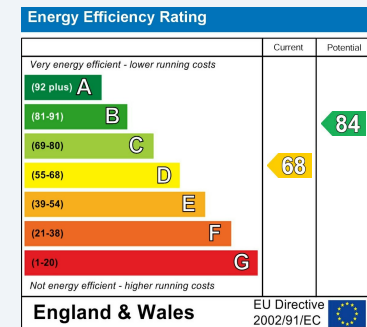
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

