







Waltham Avenue, Hayes, UB3 1TE

- Three Bedrooms
- Extended Kitchen/Diner
- Very Generous Rear Garden
- Two Reception Rooms
- Popular & Quiet Residential Street
- Terraced House
- Off Street Parking
- Rear Access with Garage and Storage Units
- Further Potential to Extend (STPP)
- EPC Rating TBC / Council Tax Band D

Asking Price £565,000

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Situated on a sought after residential street in South Hayes is this well presented and extended, three bedroom terraced house on Waltham Avenue. The property is positioned on the quieter end of the road and is perfect for families looking for a versatile property which offers further scope to extend and develop (subject to planning permission).

The property comprises entrance hall, separate sitting room, extended kitchen/dining area which incorporated a second lounge area, separate utility room, three first floor bedrooms and a modern bathroom suite. Outside the property has off street parking to the front and to the rear a very generous garden measuring in excess of 200ft! The property also had the added benefit of rear vehicular access with a garage and additional storage unit.

Waltham Avenue is set off Dawley Road and is prominently located being nearby to local schools, bus links and amenities. The Hayes and Harlington Station is under a mile away now servicing the Elizabeth Line and you are a short drive from Heathrow Airport & the A312/A40/M4 motorway links. Contact us today for more information or to book your viewing!









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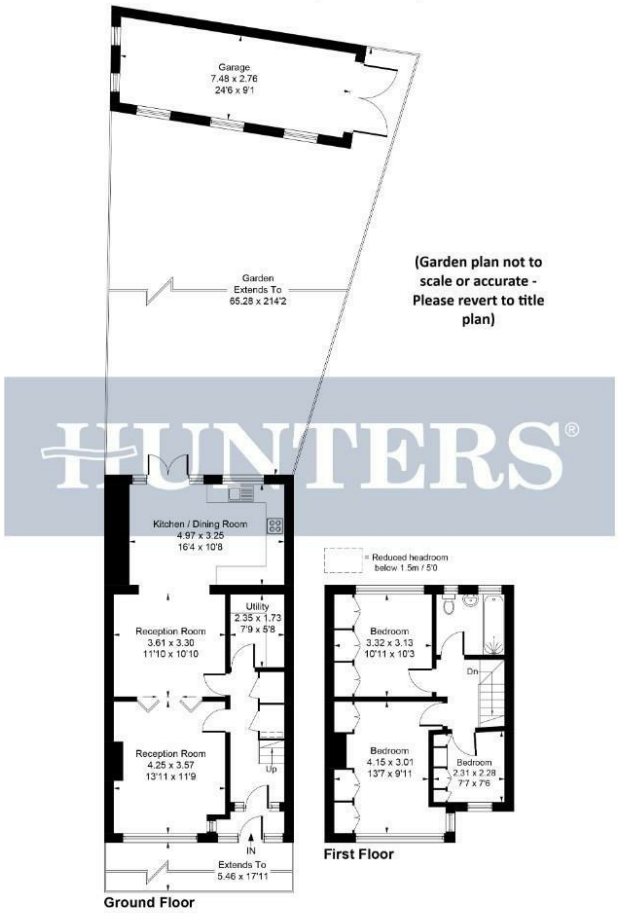








Approximate Gross Internal Area = 101.00 sq m / 1087 sq ft
Outbuilding = 21.03 sq m / 227 sq ft
Total = 122.03 sq m / 1314 sq ft



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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

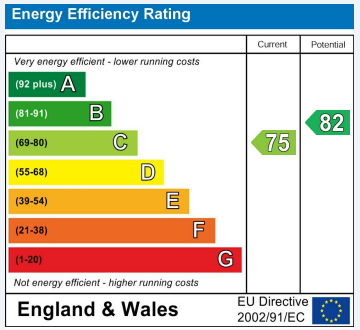
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email: hayes@hunters.com https://www.hunters.com

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