



Shakespeare Avenue, Hayes, UB4 0BG

- Three Bedrooms
- Extended Kitchen
- Modern Family Bathroom
- Off Street Parking
- Further Potential to Extend (STPP)

- Semi Detached
- Downstairs WC
- Modern Fitted Kitchen with Breakfast Bar
- Low Maintenance Rear Garden
- EPC Rating C / Council Tax Band D

Offers In Excess Of £550,000



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Situated in North Hayes is this well presented and extended, three bedroom semi detached house on the ever popular Shakespeare Avenue! Having been extended this home is great for families looking to step onto the property ladder or long term buy to let investors.

The property comprises entrance porch, open plan living room incorporating a sitting and dining area, extended and modernized kitchen with a breakfast bar and integrated appliances, ground floor WC and sink, three first floor bedrooms and a modern family bathroom suite. Outside the property has off street parking for two cars and to the rear a low maintenance garden. There is also further potential to extend into the loft (subject to planning permission) creating possible scope for a four bedroom house.



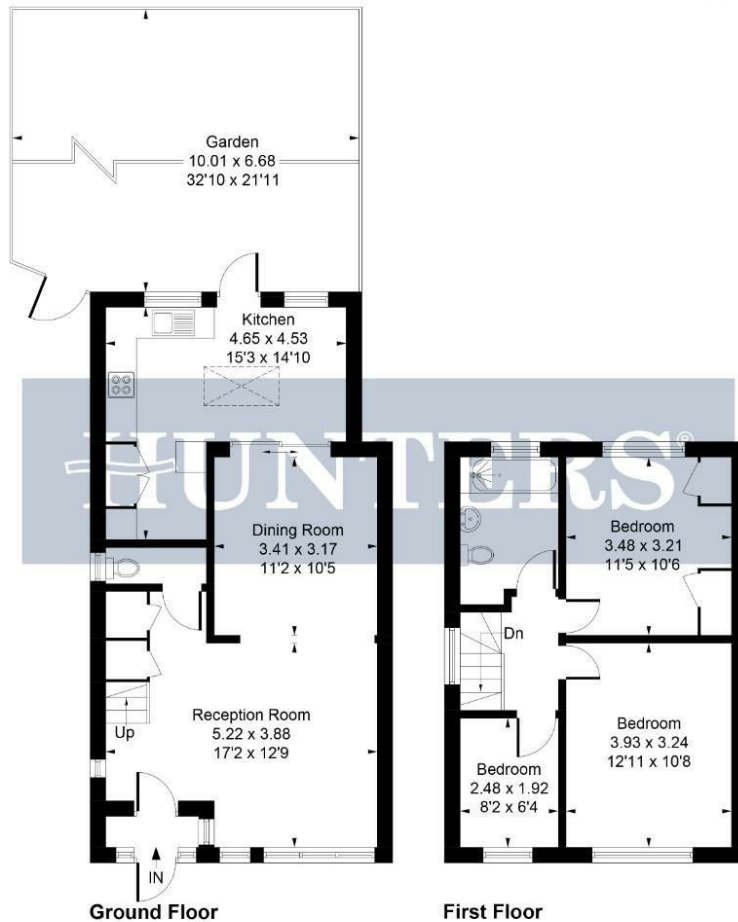
Set on Shakespeare Avenue you are within easy reach of the Uxbridge Road allowing access to surrounding areas, transport links, amenities and schools. The A40/A312/M40 links are a short drive away connecting you to inner and outer London along with Heathrow Airport.



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Approximate Gross Internal Area
93.09 sq m / 1002 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

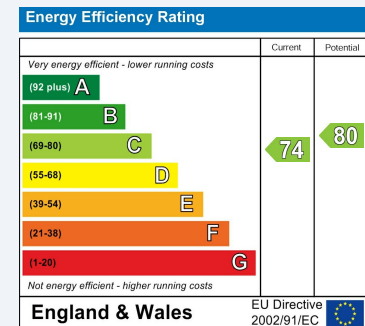
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.