



Waltham Avenue, , Hayes, UB3 1TB

- NO CHAIN
- Semi Detached House
- Blank Canvas
- Generous Rear Garden
- Two Reception Rooms
- Three Bedrooms
- Sought After Street
- Further Potential To Extend & Develop (STPP)
- Extended Kitchen
- EPC Rating TBC / Council Tax Band D

Asking Price £500,000



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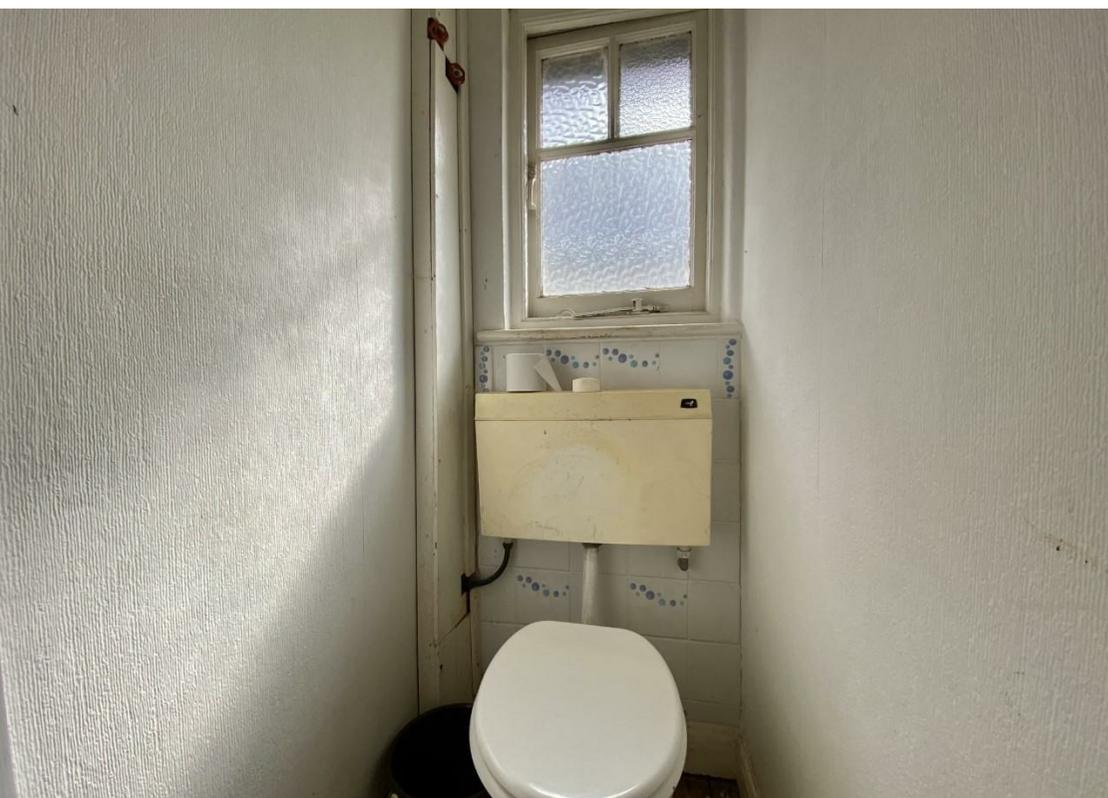
DESCRIPTION

Situated on a popular and sought after street in South Hayes is this three bedroom, semi detached home offered for sale with no onward chain. The property is set on Waltham Avenue and is a blank canvas for its new owner and offers potential to extend and develop subject to planning permission.

The property comprises entrance porch/hall, separate front room, open plan reception, extended kitchen with fitted units, three first floor bedrooms, bathroom suite and separate wc. Externally the property has a private front garden and a generous rear garden with shared drive to garage.

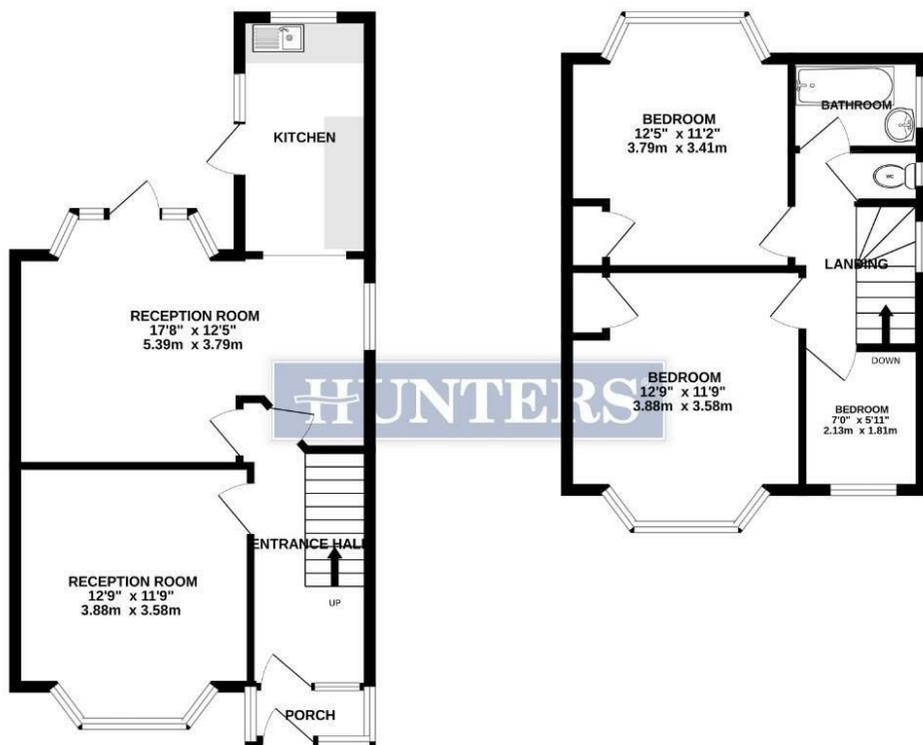
Waltham Avenue is set off Dawley Road and is prominently located being nearby to local schools, bus links and amenities. The Hayes and Harlington Station is under a mile away now servicing the Elizabeth Line and you are a short drive from Heathrow Airport & the A312/A40/M4 motorway links. Contact us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





GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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