



Whittington Avenue, Hayes, UB4 0AE

- Extended Semi-Detached House
- Two Bathrooms
- Rear Conservatory
- Private Rear Garden with an Outbuilding
- Viewings Advised

- Three Bedrooms
- Open Plan Living
- Own Driveway with Side & Rear Access
- Close to Local Amenities, Schools & Transport Links
- EPC Rating: D/Council Tax: D

Asking Price £550,000



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Situated in a convenient residential location on Whittington Avenue, this well-presented three-bedroom extended semi-detached home offers generous living space, modern open-plan areas, and a large private garden with an outbuilding—making it an ideal purchase for families or buyers seeking additional workspace. The property benefits from excellent access to local shops, bus routes, and everyday amenities along Uxbridge Road, as well as good connections to surrounding areas including Hayes, Southall, and Uxbridge.



The ground floor features a bright and spacious reception room to the front, providing an excellent space for relaxing or entertaining. Towards the rear of the property is a modern open-plan kitchen and dining area which flows seamlessly into a rear conservatory, creating a wonderful additional living space overlooking the garden. The ground floor also benefits from a convenient shower room, adding practicality for guests and busy households.



Upstairs, the first floor comprises three bedrooms, including two comfortable double rooms and a third single bedroom which could also serve well as a home office or nursery. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from an own driveway providing off-street parking, along with side access leading to the private rear garden. The garden is generously sized and further benefits from rear access, adding convenience for additional entry to the property. At the far end of the garden is a substantial outbuilding, ideal for storage, a workshop, gym, or potential home office.

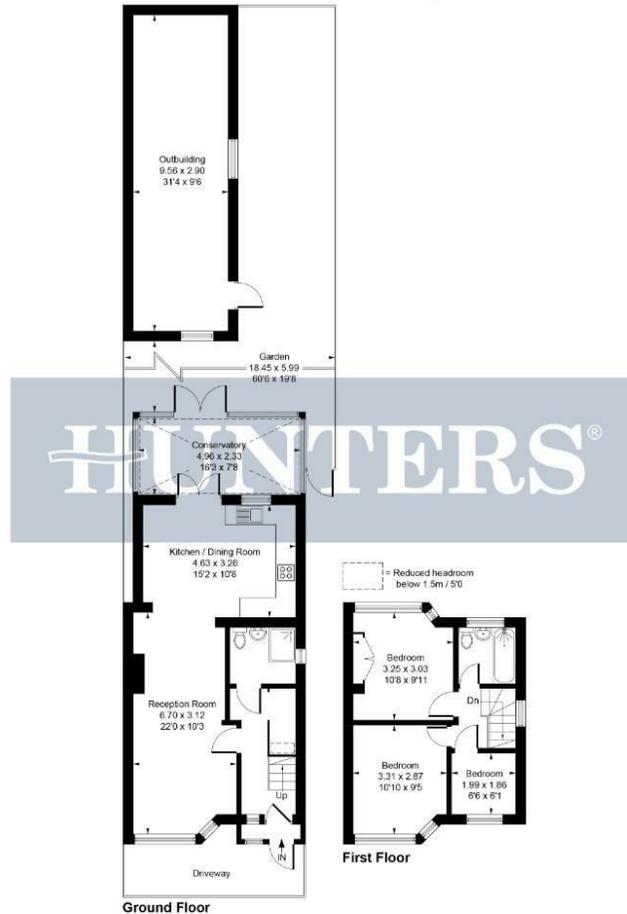
EPC Rating: D/Council Tax: D



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Approximate Gross Internal Area = 91.44 sq m / 984 sq ft
 Outbuilding = 27.86 sq m / 300 sq ft
 Total = 119.30 sq m / 1284 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

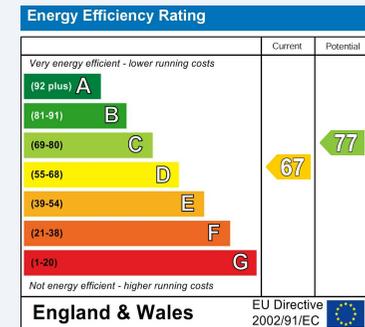
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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