







York Avenue, Hayes, UB3 2TW

- Semi-Detached House
- Open Plan Living
- Potential to Extend (STPP)
- Potential for a Driveway
- Close to Local Amenities, Schools & Transport Links
- Three Bedrooms
- Modern Kitchen with a Breakfast Bar
- Large Rear Garden
- Viewings Advised
- EPC Rating: C/Council Tax Band: D

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DESCRIPTION

This well-maintained three-bedroom semi-detached house offers well-balanced and versatile accommodation, ideal for families, first-time buyers, or those looking to add value. The property features open-plan living, creating a bright and welcoming space for both everyday life and entertaining. The modern kitchen, complete with a breakfast bar, provides ample storage and workspace while flowing seamlessly into the main living area.

The house is currently not extended, presenting excellent potential to extend (STPP) to the rear, side, or loft, allowing purchasers to tailor the home to their needs. Externally, the property benefits from a large rear garden, offering plenty of space for outdoor entertaining, family use, or future development. To the front, there is potential to create a driveway, subject to the usual consents.

Situated on the popular York Avenue in Hayes, the property is conveniently located close to a range of local shops, supermarkets, and cafés can be found nearby along Coldharbour Lane and Uxbridge Road, while larger retail options are available at Lombardy Retail Park and Hayes Town Centre. Well-regarded local schools are within easy reach, making this an excellent choice for families. The area is also well served by transport links, with Hayes & Harlington Station providing access to Elizabeth Line services, offering fast connections into Central London, Heathrow Airport, and surrounding areas. Major road links, including the A312, A40, M4, and M25, are easily accessible for commuters.

EPC Rating: C/Council Tax Band: D















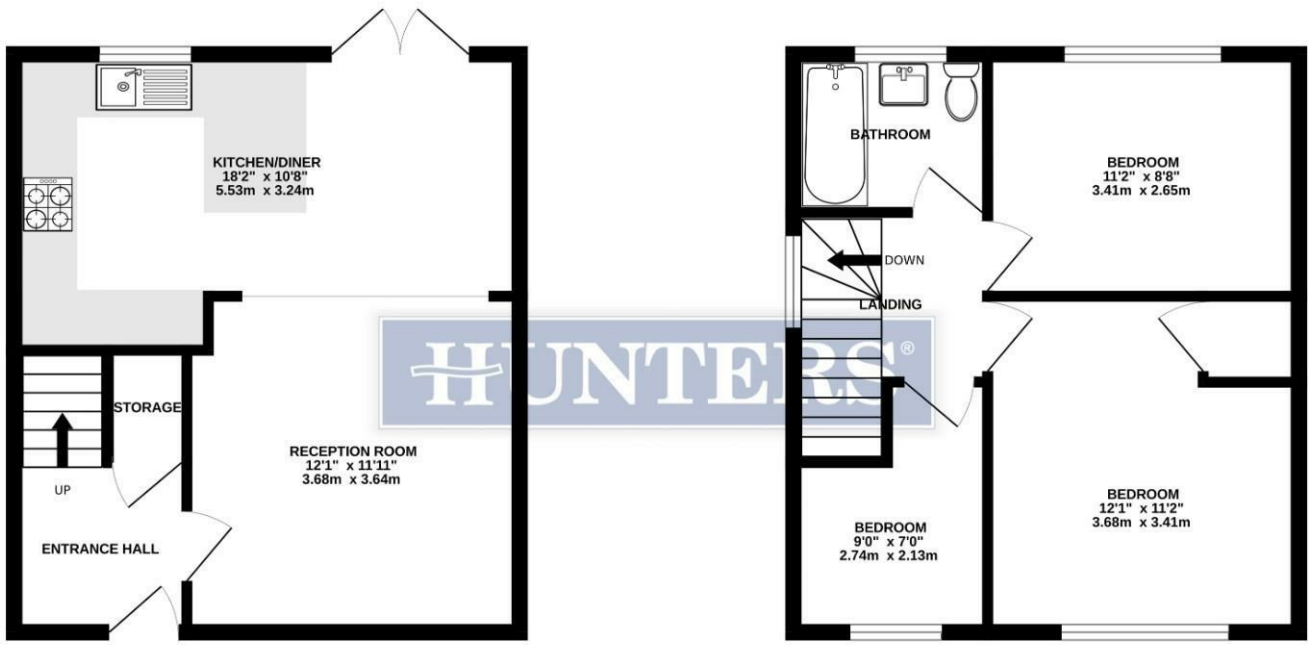






GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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

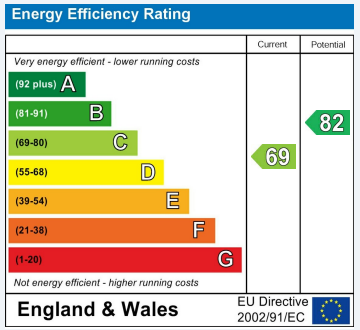
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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

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