



Berwick Avenue, Hayes, UB4 0NF

- Terraced House
- Two WCs & a Family bathroom
- Open reception Room & Dining Room
- Driveway
- Close to Local Amenities, Schools & Transport Links
- Three Bedrooms
- Galley Modern Kitchen
- Private Rear Garden
- Modern Condition Throughout
- EPC Rating: D

£625,000



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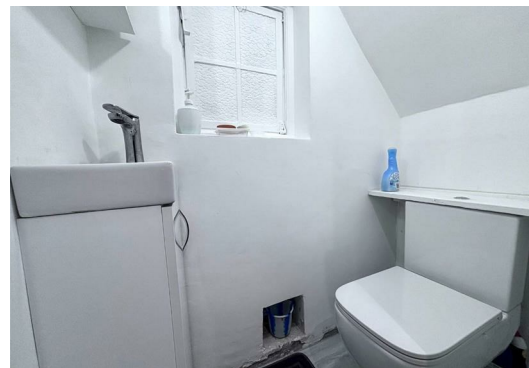
DESCRIPTION

This well-maintained terraced house offers a spacious and modern layout, ideal for comfortable family living. The property comprises three generously sized bedrooms, along with two WCs and a stylish family bathroom, providing practicality for busy households.

The ground floor features a bright and welcoming open-plan reception and dining area, creating a versatile space for relaxing and entertaining. This leads through to a modern galley-style kitchen, thoughtfully designed with contemporary fittings, ample storage, and worktop space.

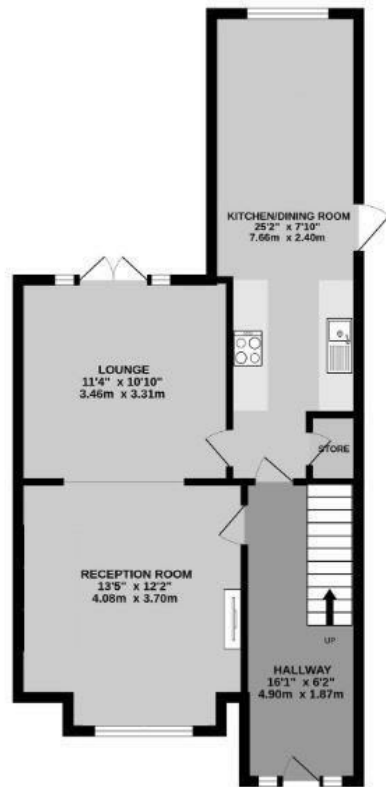
Externally, the home benefits from a private rear garden, perfect for outdoor dining or leisure, as well as a driveway providing convenient off-street parking. Presented in modern condition throughout, the property is ready for immediate occupation.

Berwick Avenue is conveniently positioned close to a wide range of local shops, supermarkets, and everyday amenities, all within easy reach. The area is well served by highly regarded schools, making it a popular choice for families. Excellent transport links are nearby, including bus routes and easy access to major road networks such as the A312 and A40, providing straightforward connections to Hayes town centre, Uxbridge, Heathrow Airport, and Central London.





GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1031 sq.ft. (95.8 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.