



## Mildred Avenue, Hayes, Middlesex, UB3 1TW

- Three bedrooms
- Through lounge
- Three piece bathroom
- Popular residential road
- EPC Rating D
- Extended kitchen
- Off street parking
- Double garage
- Private front and rear gardens
- Viewings advised

Asking Price £560,000

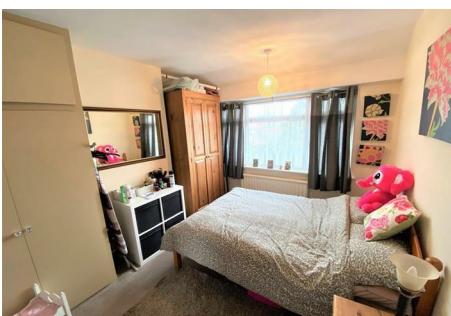
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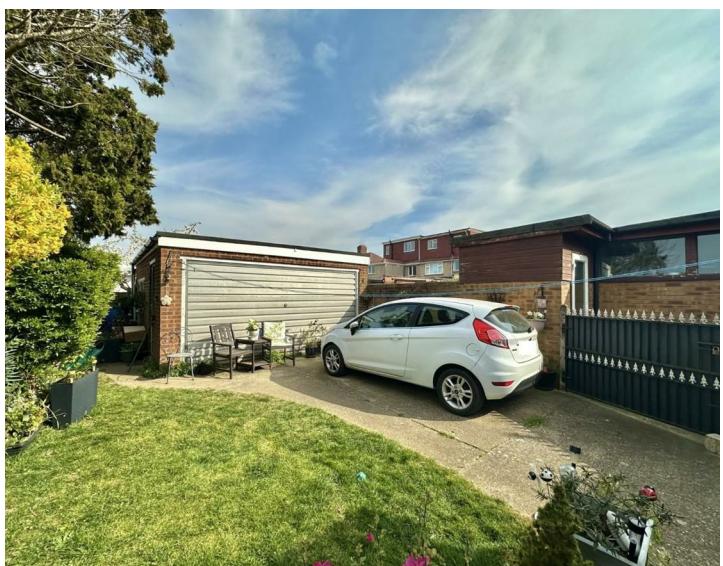
Hunters Estate Agents bring to the market this extended three bedroom semi detached family home on Mildred Avenue, South Hayes. The property is situated on a popular residential road off Bourne Avenue and is perfect for first time buyers looking to get onto the property ladder.

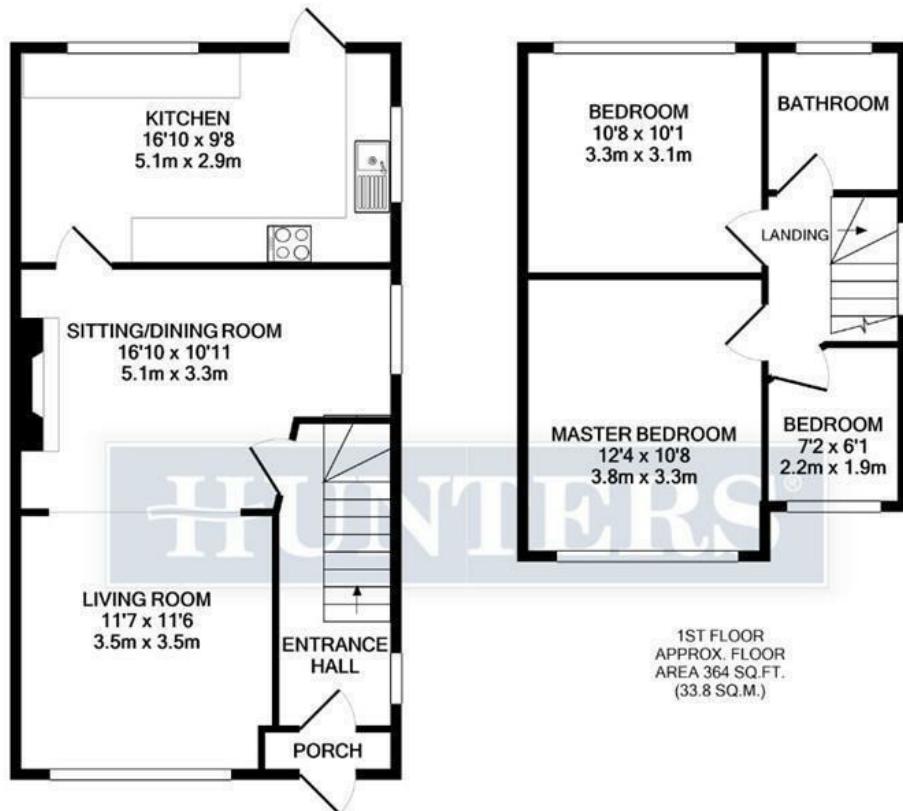
The property comprises entrance hall, through lounge sitting/dining room, extended kitchen, three first floor bedrooms, three piece bathroom suite and storage throughout. Externally you have private front and rear gardens with a shared drive to a double garage to the back of the property.

Mildred Avenue is a short distance from the Hayes and Harlington Station situated in Hayes Town along with its busy High St offering a mixture of different amenities, shopping facilities and transport links. The A312/A40/M40 motorway links are a short drive away connecting you to surrounding areas along with Heathrow Airport and Stockley Park.



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GROUND FLOOR  
APPROX. FLOOR  
AREA 540 SQ.FT.  
(50.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 904 SQ.FT. (84.0 SQ.M.)

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. 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](mailto: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.