



Eighth Avenue, Hayes, UB3 2EU

- Three Bedrooms
- Two Bathrooms
- Generous Rear Garden
- NO CHAIN
- Close to Hayes Town with Amenities & Transport Links
- Semi Detached
- Own Driveway
- Quiet Cul de Sac
- Potential to Extend & Develop (STPP)
- EPC Rating: TBC

Offers Over £510,000

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Situated on Eighth Avenue in Hayes Town is this well presented and spacious, three bedroom semi detached home. The property is offered for sale with NO ONWARD CHAIN and offers bundles of potential to extend and develop subject to planning permission.

The property comprises large reception room, kitchen/diner, brand new ground floor shower room and study area, three first floor bedrooms and a modern bathroom suite. Outside, the property has its own driveway, side access to the very generous rear garden along with a large garden storage.

Eighth Avenue is situated off Townfield Road and is within easy reach of Hayes Town providing an array of amenities, transport links and local schools. The Hayes and Harlington mainline station is within easy reach and you are a short drive from Coldharbour Lane, Uxbridge Road and the dual carriageway links such as the A312/A40/M24/M4. Heathrow Airport and Stockley Business Park are also within commuting distance.



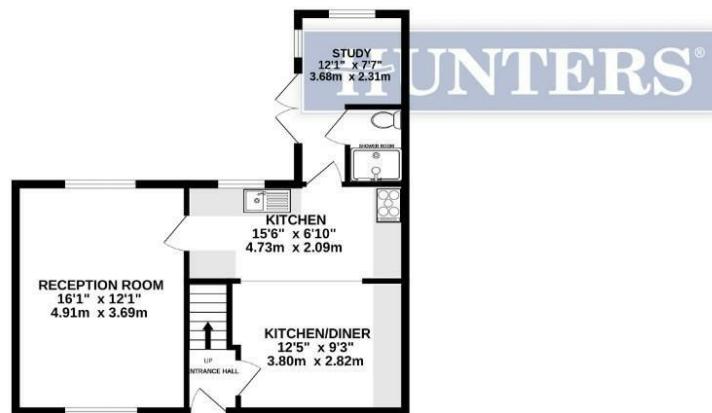
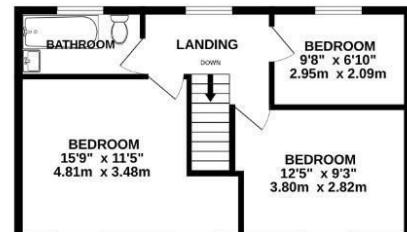
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GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 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		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.