



## Berwick Avenue, Hayes, UB4 0NH

- Three Bedrooms
- Off Street Parking
- Open Plan Living
- Modern Bathroom Suite
- Sought After Road
- Terraced House
- Extended & Modern Kitchen
- Generous Rear Garden w/ Outbuilding
- Rear Access
- EPC Rating: D

**Asking Price £538,950**



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Situated on Berwick Avenue in North Hayes is this well presented and extended, three bedroom terraced home being offered for sale in great condition throughout. The property is situated on a popular residential road and would suit first time buyers or buy to let investors.

The property comprises entrance hall, large open plan reception and dining room, extended kitchen with modern fitted units, three first floor bedrooms, modern bathroom suite and storage units throughout. Outside, the property has its own off street parking, generously sized rear garden forming part lawn and patio along with a spacious outbuilding which is currently being used as a cinema/music room. Additional storage is behind the outbuilding along with rear access for residents via the service road.



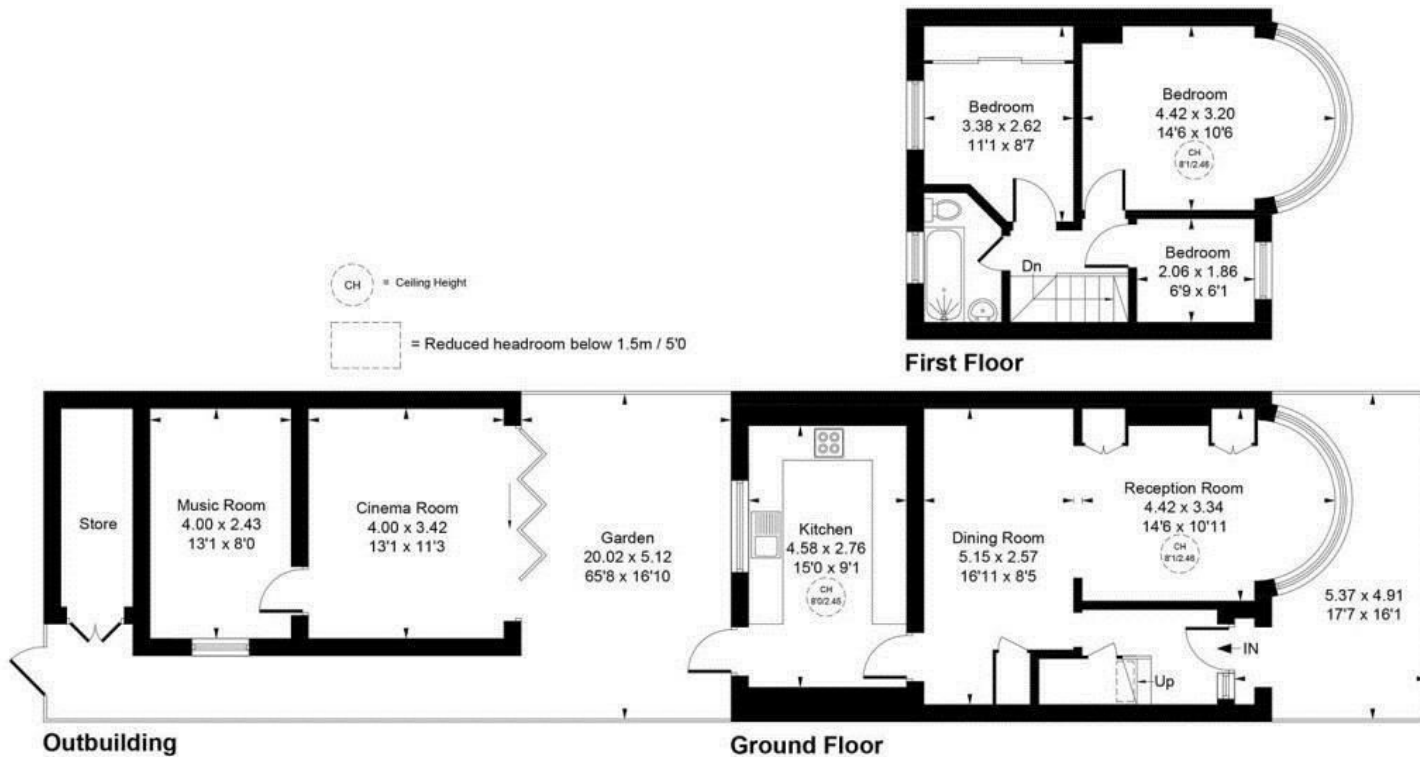
Berwick Avenue is situated off Delamere Road and is within close proximity to the Uxbridge Road which provides access to Southall Broadway, Hayes Town, transport links, amenities and local schools. The A312/A40 is a short drive away connecting you to larger motorway links such as the M25/M4, Heathrow Airport and Stockley Business Park. Nearby train stations are also within a commuting distance with Southall and Hayes and Harlington being accessible and servicing the Elizabeth Line.



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Approximate Gross Internal Area = 78.4 sq m / 844 sq ft  
 Outbuilding (Including Store) = 30.8 sq m / 332 sq ft  
 Total = 109.2 sq m / 1176 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 purchase.

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### Viewings

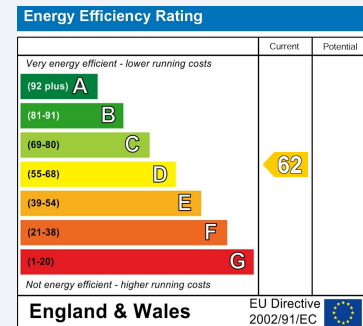
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.