

Strathearn Avenue

Hayes • • UB3 5HJ
Guide Price: £440,000



coopers
est 1986

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Filled with natural light and boasting a desirably quiet street address, this extended two bedroom semi detached home offers amazing potential and represents a great opportunity for first time buyers, families and investors alike. The ground floor consists of hallway, opening onto the spacious 24ft living/dining room, this in turn leads through to the 13ft kitchen/breakfast room. Upstairs are the two double bedrooms and the attractive family bathroom suite.

Potential to extend STPP

Semi-detached home

Two bedrooms

24ft Living/Dining room

13ft Kitchen/Breakfast room

Attractive family bathroom suite

Driveway for multiple cars

Spacious East facing rear garden

Quiet location

Ideal first time/investment buy

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

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Outside

To the front of the property there is a gated concrete driveway that provides off street parking for two cars. There is side access through the lean-to to the rear garden where there is a patio area closest to the house, the rest of the garden being laid to lawn with shrub and tree borders. To the very rear of the garden are two storage sheds.

Location

Strathearn Avenue is exceptionally well placed and provides great access to a range of amenities including local shops and a variety of bus routes. Heathrow Airport is just a short distance away whilst for the motorist the M4 is within easy reach. Hatton Cross tube station is approximately 1 mile away whilst those looking for a mainline station Hayes & Harlington is a mile and a half away.



Schools:

Unique Academy 0.3 miles
The Cedars Primary School 0.5 miles
Cranford Community College 0.7 miles



Train:

Hatton Cross Station 1.2 miles
Hayes & Harlington Station 1.4 miles
London Heathrow Airport Terminals 1, 2 & 3 Station 1.6 miles



Car:

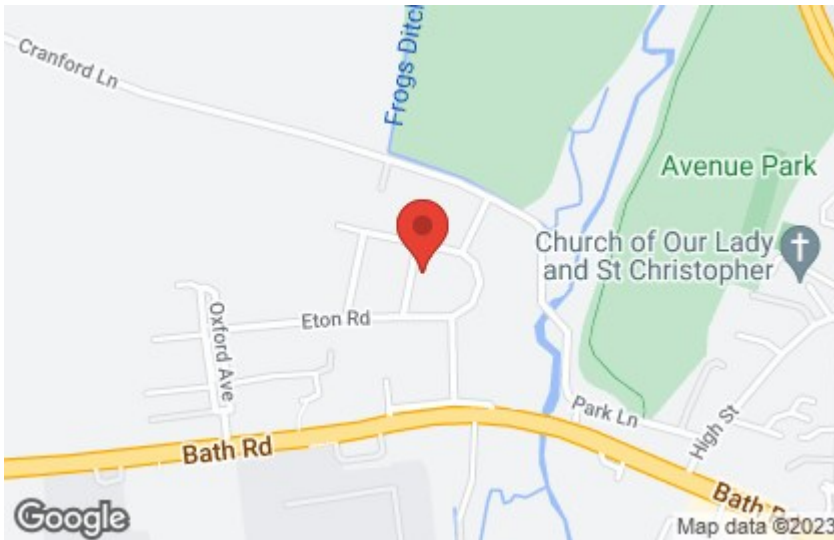
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Less than average	E		
Energy inefficient - higher running costs	F		
Very energy inefficient	G		
England & Wales		64	86

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.