

Mildred Avenue

Hayes • Middlesex • UB3 1TL

Guide Price: £575,000



coopers
est 1986

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Brought to the market in excellent decorative order is this three bedroom semi-detached extended family home, located in the heart of South Hayes. The spacious accommodation is set across two floors with features such as a downstairs cloakroom, study, rear extension with skylighting and built in wardrobes in all bedrooms. Outside you will find a large brick built outbuilding and the benefit of a driveway.

Extended semi-detached home

Three bedrooms

Perfect family home

13ft Living room with 12ft connecting Dining room

Study & downstairs cloakroom

15ft Sublime kitchen with sky lighting

All bedrooms with built in wardrobes

Spacious rear garden with 21ft outbuilding

Driveway

0.6 miles from Hayes & Harlington station (Elizabeth Line)

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

Brought to the market in excellent decorative order is this three bedroom semi-detached extended family home, located in the heart of South Hayes. The spacious accommodation consists of porch, downstairs cloakroom, light filled 13ft living room connecting to a 12ft dining room, the clever addition of a 6ft study with window and large 15ft kitchen/breakfast room with sky lighting. Upstairs are the three well proportioned bedrooms, all of which benefit from built in wardrobes and the family bathroom.

Outside

To the front of the property is a driveway providing off-street parking for one to two cars. There is a shared driveway which leads to a large side gate, giving access to the rear garden. The spacious rear garden has been beautifully kept, with a patio area closest to the house, this stretches further into the garden creating a path to the exquisite 21ft x 13ft brick build outbuilding. Either side of the path is laid to lawn with shrub borders. Lastly, in front of the outbuilding is a wooden garden shed.

Location

Mildred Avenue is a popular residential road located in South Hayes offering access to a variety of amenities including local shops, bus links, numerous schools, Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties. Hayes Town is a short distance away providing a more extensive range of shops and restaurants along with Hayes and Harlington mainline station (Elizabeth Line) with its direct line to London and Heathrow Airport.





Schools:

Harlington School 0.3 miles
Pinkwell Primary School 0.3 miles
Global Academy 0.4 miles



Train:

Hayes & Harlington Station 0.6 miles
West Drayton Station 1.8 miles
London Heathrow Airport Terminals 1, 2 & 3 Station 2.2 miles



Car:

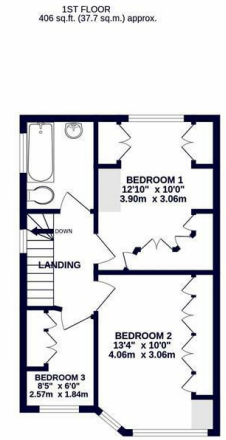
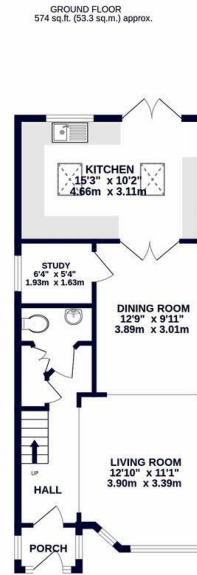
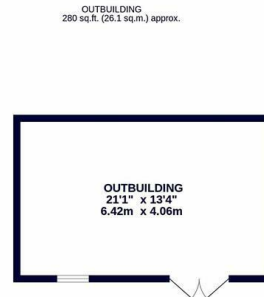
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 1261 sq.ft. (117.1 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C	72	85
Some energy efficiency	D		
Not very energy efficient	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		

England & Wales
EPC Directive
2002/91/EC

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.