

# Bourne Avenue

Hayes • • UB3 1QT  
Guide Price: £475,000



coopers  
est 1986

# Bourne Avenue

Hayes • • UB3 1QT

A three bedroom terraced home found in a sought after location and offered to the market with the added advantage of having no further chain. The property is in need of updating however provides well proportioned rooms, representing a perfect blank canvas for those looking to stamp their mark. The accommodation consists of entrance hallway, spacious through lounge with dining area, a 16ft kitchen/breakfast room and downstairs shower room. Upstairs are the three sizeable bedroom, the two largest benefitting from built in wardrobes and the three piece family bathroom.

No chain

Terraced home

Three bedrooms

Two bathrooms

Blank canvas

Front & rear gardens

Rear access

Potential to extend (STPP)

Sought after road

0.8 miles from Hayes & Harlington station

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

A three bedroom terraced home found in a sought after location and offered to the market with the added advantage of having no further chain. The property is in need of updating however provides well proportioned rooms, representing a perfect blank canvas for those looking to stamp their mark. The accommodation consists of entrance hallway, spacious through lounge with dining area, a 16ft kitchen/breakfast room and downstairs shower room. Upstairs are the three sizeable bedroom, the two largest benefitting from built in wardrobes and the three piece family bathroom.

### Outside

The property enjoys both front and rear gardens. The front currently is laid to lawn however could be converted into a driveway (subject to the usual consents). The rear garden is generously sized with a patio area closest to the home and the remainder being laid to lawn. The garden has the benefit of rear access via a service road.

### Location

Bourne 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 train station (Elizabeth Line).



### Schools:

Pinkwell Primary School 0.3 miles  
Harlington School 0.4 miles  
Global Academy 0.6 miles



### Train:

Hayes & Harlington Station 0.8 miles  
West Drayton Station 1.5 miles  
London Heathrow Airport Terminals 1, 2 & 3 Station 2.2 miles



### Car:

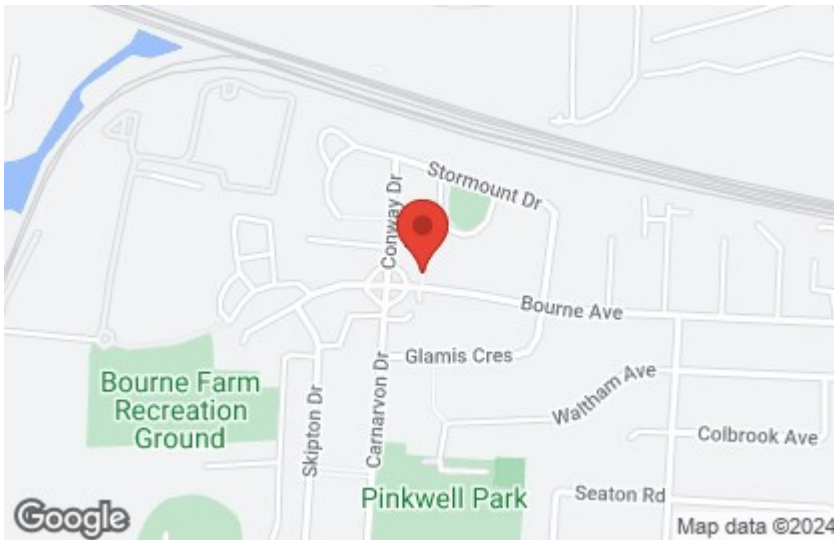
M4, A40, M25, M40



### Council Tax Band:

D

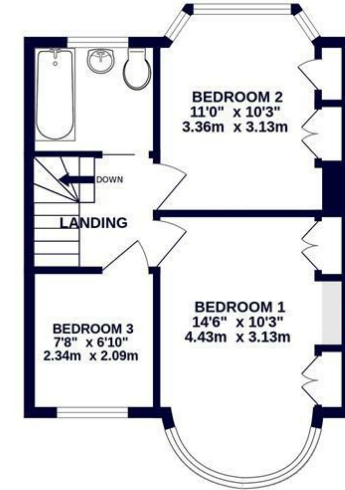
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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.  
Made with Metropix ©2024

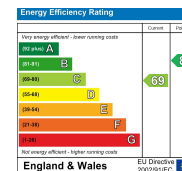


01895 459 950

1 Tavistock Road, West Drayton,  
Middlesex, UB7 7QT

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk



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.