

Savoy Avenue

Hayes • Middlesex • UB3 4HF

Guide Price: £375,000



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Offered to the market with the added advantage of having no chain and ticking all the boxes a small family could ask for, this two bedroom mid terraced home represents a great opportunity to get on the housing ladder. The downstairs of the property comprises of a entrance porch, large 19ft reception room leading to the 12ft kitchen with access to the garden. Upstairs has two large double bedrooms and a generous sized bathroom is situated centrally on the landing.

No chain

Mid-terrace home

19ft x 12ft Living room

12ft Kitchen

Spacious 12ft x 11ft master bedroom

South-facing rear garden

Potential to extend (STPP)

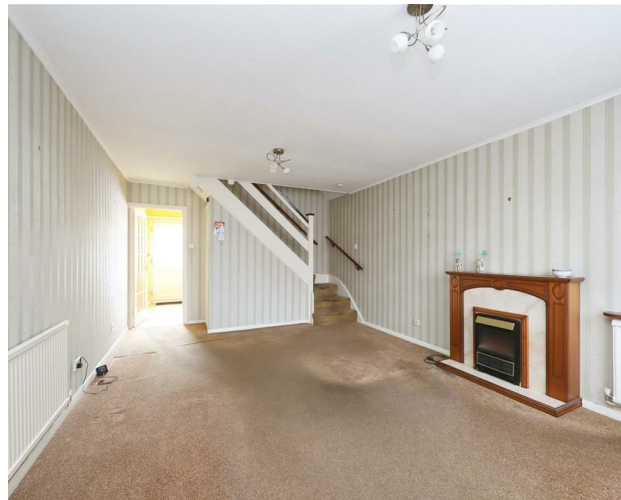
Garage

Popular residential location

0.6 miles from the Train 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

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Outside

The property benefits from front and rear gardens which have been designed with low maintenance in mind being paved throughout. The front could be converted into a driveway subject to the usual planning permissions. A gate at the rear of the garden provides access to the service road where the garage is located.

Location

Savoy Avenue is a residential road conveniently located giving 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 with its direct line to London via the Elizabeth Line.



Schools:

Cranford Park Academy 0.3 miles
Global Academy 0.7 miles
Harlington School 0.5 miles



Train:

Hayes & Harlington Station 0.6 miles
Hatton Cross Station 2.0 miles
London Heathrow Airport Terminals 1, 2 & 3 Station 2.0 miles



Car:

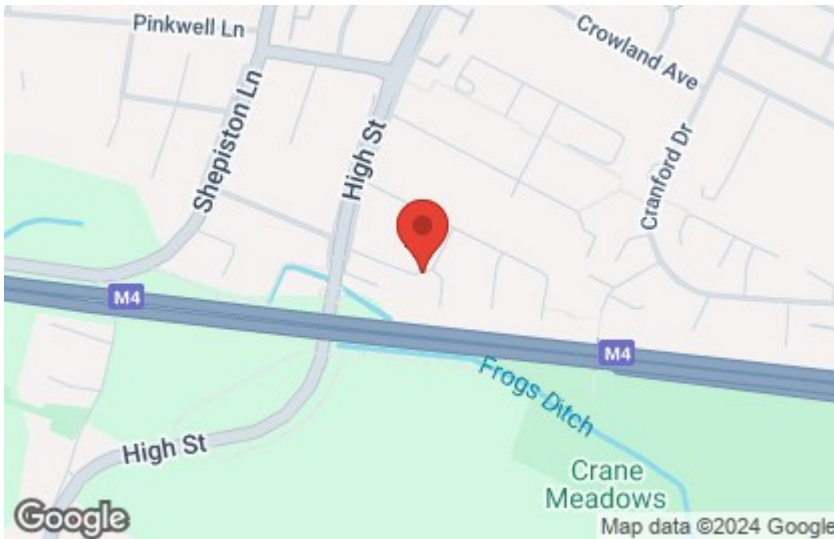
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
132 sq.ft. (12.3 sq.m.) approx.



GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



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TOTAL FLOOR AREA : 786 sq.ft. (73.1 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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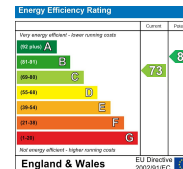
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