

Waltham Avenue

Hayes • Middlesex • UB3 1TD
Offers In Excess Of: £625,000



coopers
est 1986

Waltham Avenue

Hayes • Middlesex • UB3 1TD

This beautifully renovated end of terrace residence located on the sought after road of Waltham Avenue, is presented in fantastic condition throughout. Being located within walking distance of Hayes & Harlington Station providing access into Paddington in 20 minutes via the Elizabeth Line, this is not an opportunity to be missed. Spanning approximately 1034 sq.ft the home offers three well-proportioned bedrooms, a stylish upstairs bathroom and two spacious reception rooms on the ground floor. The downstairs cloakroom W.C is a convenient addition and the modern kitchen/breakfast room extends into a private rear garden. Thoughtfully updated throughout, this home combines contemporary comfort with generous living space, ideal for families or professionals alike.

End of terrace residence

Three bedrooms

Delightfully extended

Stunning family bathroom & W.C

1034 sq.ft

Renovated throughout

Spacious rear garden with storage shed

Driveway

Sought after residential road

0.8 miles to 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.





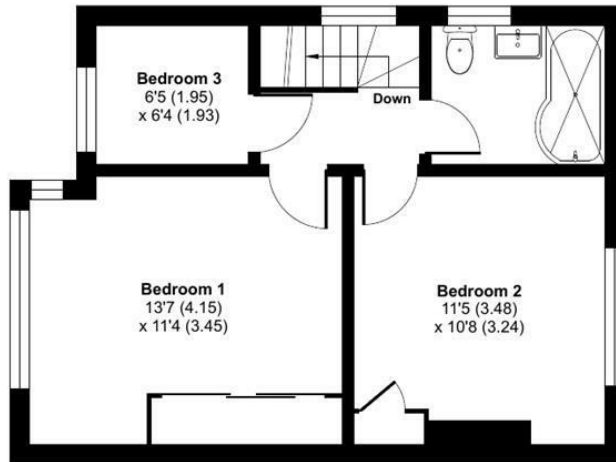
Waltham Avenue, Hayes, UB3

Approximate Area = 991 sq ft / 92 sq m

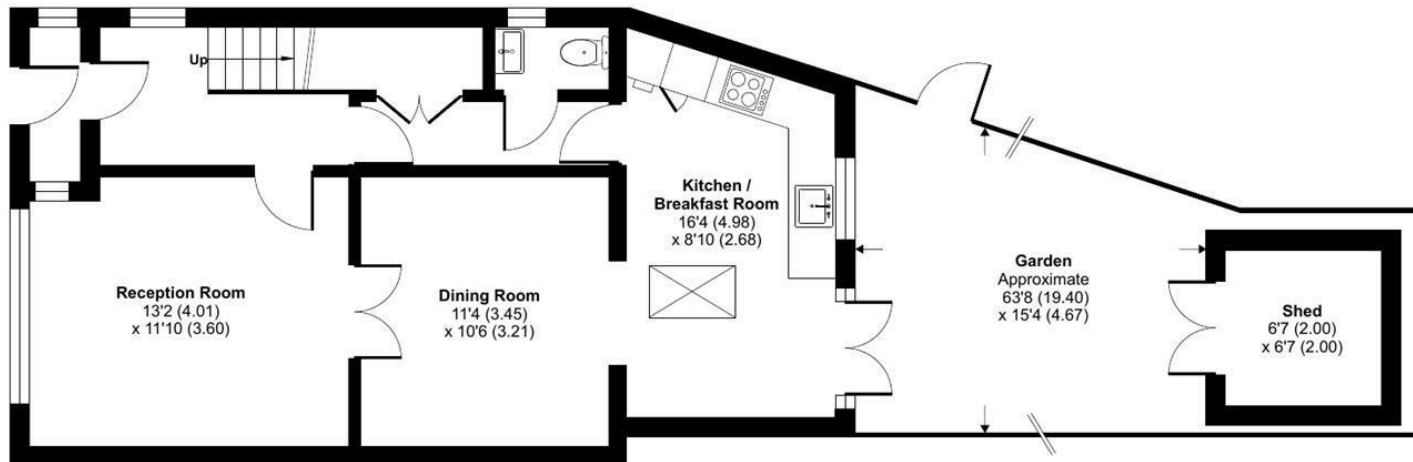
Outbuilding = 43 sq ft / 3.9 sq m

Total = 1034 sq ft / 95.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2025. Produced for Coopers. REF: 1363985

coopers
est 1986

coopers
est 1986

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

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		81
B (81-91)		
C (69-80)		
D (55-68)		
E (49-54)		
F (45-48)		
G (35-44)		
Not energy efficient - higher running costs		
England & Wales		
EU 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.