

Bourne Avenue

Hayes • • UB3 1QN
Offers In Excess Of: £475,000



coopers
est 1986

Bourne Avenue

Hayes • • UB3 1QN

A charming terraced home that offers clean & crisp interiors creating a sense of space and light throughout. This delightful and well appointed home is exceptionally well placed being on one of South Hayes' most popular roads. The accommodation on offer consists of an entrance porch, bathroom, 19ft through lounge that leads to the 14ft kitchen/diner which is an extended portion of the home and additional conservatory. To the first floor are the two spacious double bedrooms and the family bathroom.

Extended terraced home

2 Double bedrooms

2 Bathrooms

19ft Through lounge

Spacious kitchen/diner

330 sq.ft outbuilding

Rear access

Driveway

Prime location

• 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

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Outside

To the front of the property is a driveway for one car with unrestricted on-street parking. The rear garden is mainly laid to lawn with a shrub border on the left hand side and a patio pathway leading to the outbuilding. The outbuilding is a fantastic size being 330 sq.ft and is currently set up as a garden studio and store room. This further benefits from 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:

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:

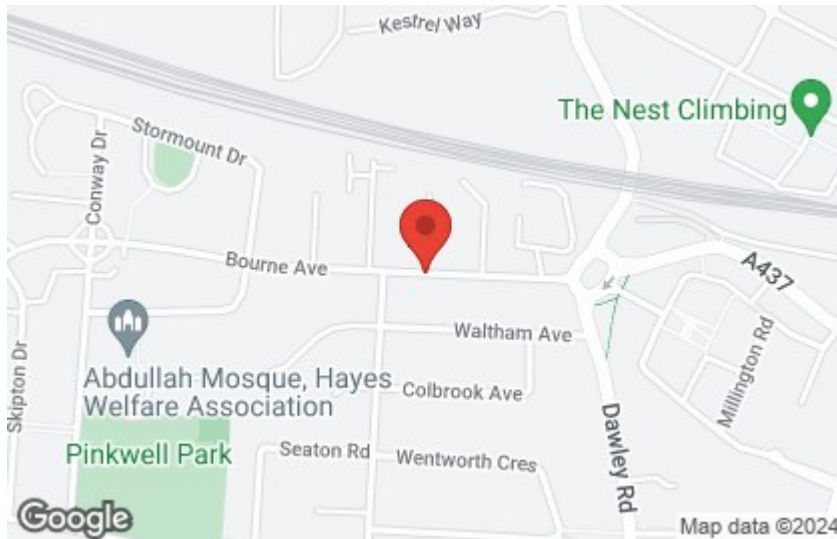
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



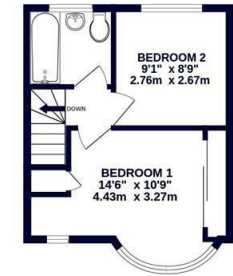
OUTBUILDING
330 sq.ft. (30.6 sq.m.) approx.



GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 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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01895 459 950

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

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk

coopers
est 1986

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
		87	69
England & Wales		03 September 2022/01/2023	

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.