



## Shakespeare Avenue, , Hayes, UB4 0BP

- Three Bedrooms
- Extended
- Large Reception Room
- Generous Rear Garden
- EPC Rating: D
- Semi Detached
- Modern Fitted Kitchen
- Off Street Parking
- Popular Location/Street
- Double Glazed & Gas Central Heating

**Offers In Excess Of £549,950**



# Shakespeare Avenue, , Hayes, UB4 0BP

## DESCRIPTION

Situated on Shakespeare Avenue in North Hayes is this extended, three bedroom, semi detached home in modern condition throughout.

The property comprises entrance hall, large reception room, modern fitted kitchen, extended sitting/dining room, three first floor bedrooms and a modern bathroom suite. Outside the property has off street parking and a generous rear garden. The property has further potential to extend and develop subject to planning permission and has the added benefit of gas central heating and double glazing.

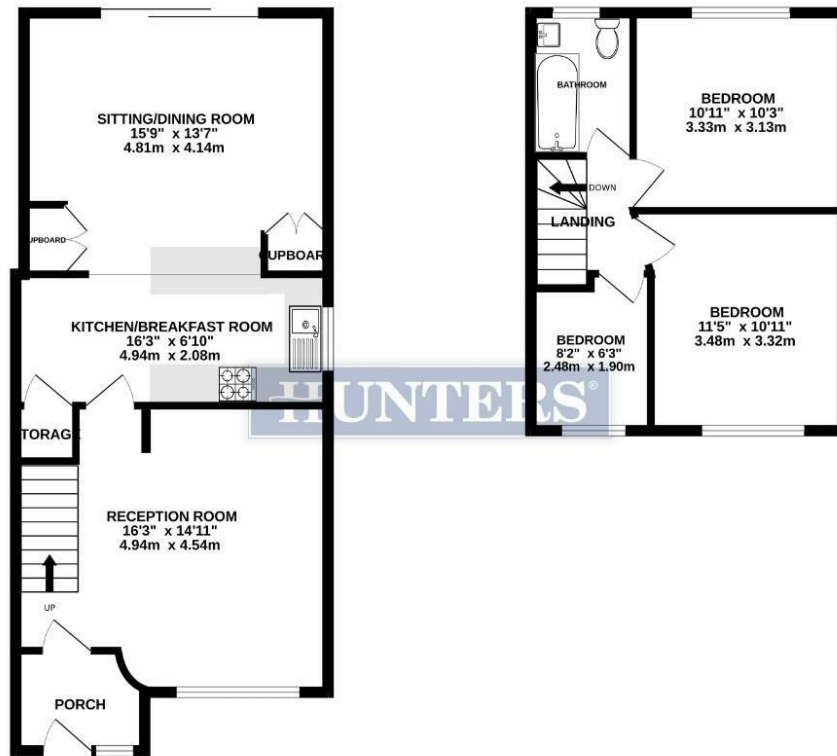
Set on Shakespeare Avenue you are within easy reach of the Uxbridge Road allowing access to surrounding areas, transport links, amenities and schools. The A40/A312/M40 links are a short drive away connecting you to inner and outer London a long with Heathrow Airport.





GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide 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 valid: 1st August 2024

### Viewings

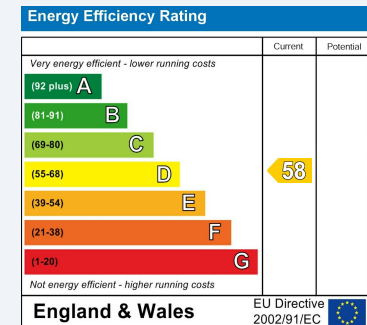
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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