



Bourne Avenue, Hayes, UB3 1QR

- Three Bedroom
- Off Street Parking
- Ground Floor WC
- Rear Garden
- Close Proximity to Transport Links & Amenities

- End of Terrace House
- Extended
- Further Potential to Extend (STPP)
- Two Garages & Side Access
- EPC Rating

Asking Price £519,950

Bourne Avenue, Hayes, UB3 1QR



Situated in South Hayes on Bourne Avenue is this three bedroom, end of terraced house being offered for sale with an extension and offering further potential to extend subject to planning permission.

The property comprises entrance hall, open plan living area incorporating a fitted kitchen, there is also a rear extension currently being used as a study/office which incorporates a ground floor wc. To the first floor you are met with three bedrooms and a separate bathroom suite. Outside, the property has off street parking, rear garden along with two garages where you can park vehicles, accessible via the side/shared access.

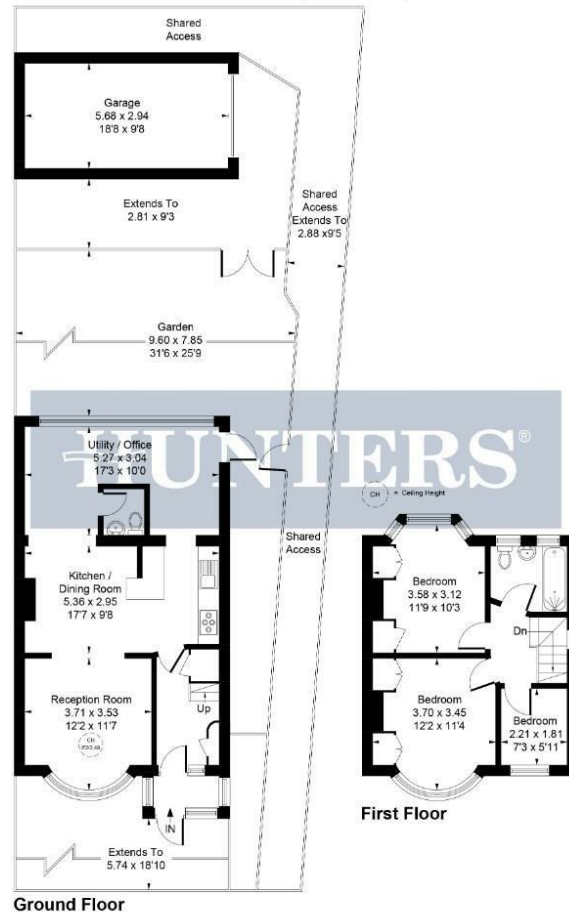
Bourne Avenue is situated in South Hayes and is within local proximity to the Hayes Town and the Hayes and Harlington Railway station. Further amenities are close by along with schools, transport links, large shopping centres and the A312/A40/M4 motorway corridors. Heathrow Airport is also a short commute along with Stockley Park as well. Contact Hunters to view on 0208 848 0978.



Bourne Avenue, Hayes, UB3 1QR



Approximate Gross Internal Area = 91.22 sq m / 982 sq ft
 Garage = 17.05 sq m / 184 sq ft
 Total = 108.27 sq m / 1166 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
 Produced for Hunters

Viewings

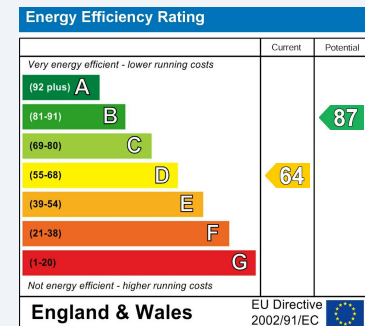
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



31 Coldharbour Lane, Hayes, UB3 3EB
 Tel: 0208 848 0978 Email: hayes@hunters.com <https://www.hunters.com>

