



## Berwick Avenue, Hayes, Middlesex, UB4 0NH

- Three Bedrooms
- Modern Condition Throughout
- Generous Rear Garden
- Popular Location & Close Proximity to Southall Broadway
- Kitchen/Diner
- End of Terraced
- Off Street Parking
- Further Potential to Extend (STPP)
- Separate Reception Room
- EPC Rating C

**Offers Over £480,000**



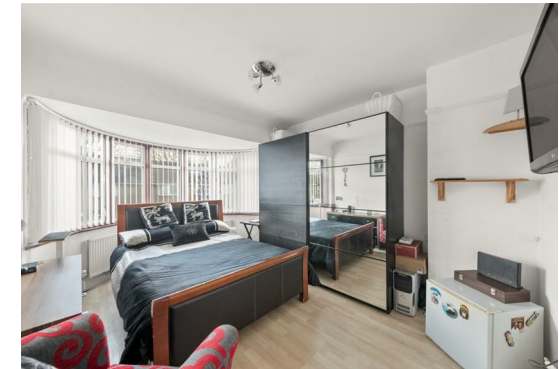
# Berwick Avenue, Hayes, Middlesex, UB4 0NH

## DESCRIPTION

Brought to the market on Berwick Avenue is this well presented, three bedroom end of terraced home. The property is situated on a popular residential street and offers great scope to extend subject to planning permission.

The property comprises entrance hall, reception room, kitchen/diner across the back, three first floor bedrooms and a modern bathroom suite. Outside, the property has a generous rear garden along with off street parking to the front. Further benefits include gas central heating and double glazing throughout.

Berwick Avenue is situated off Delamere Road and is within close proximity to the Uxbridge Road which provides access to Southall Broadway, Hayes Town, transport links, amenities and local schools. The A312/A40 is a short drive away connecting you to larger motorway links such as the M25/M4, Heathrow Airport and Stockley Business Park. Nearby train stations are also within a commuting distance with Southall and Hayes and Harlington being accessible and servicing the Elizabeth Line.

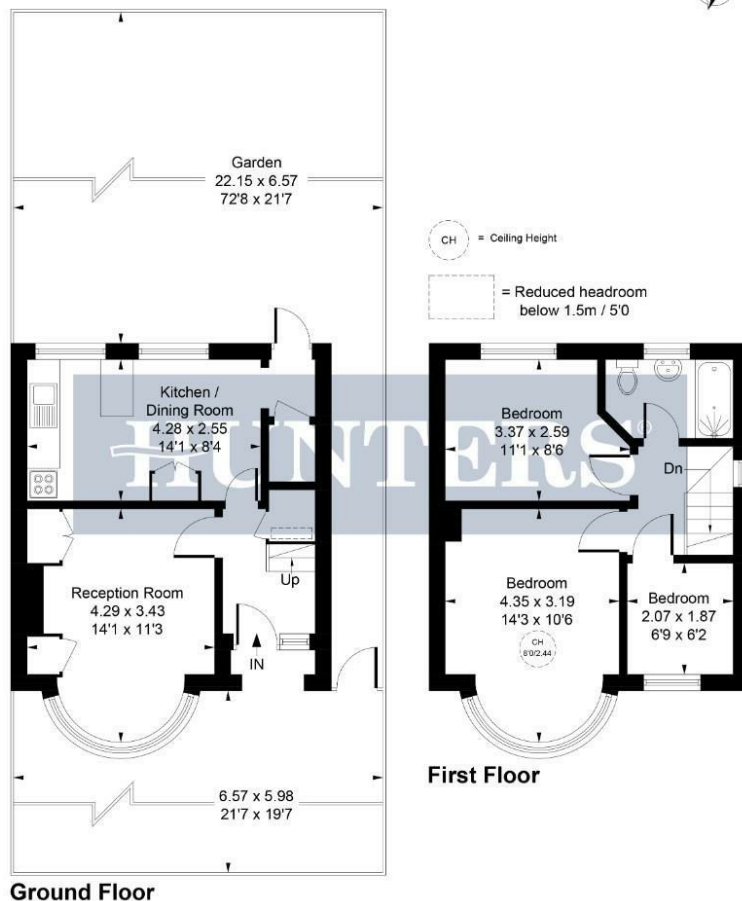








Approximate Gross Internal Area  
65.10 sq m / 701 sq ft



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

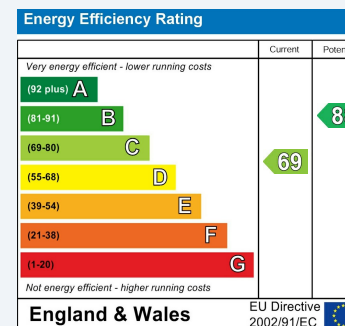
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.