



Bourne Avenue, Hayes, Middlesex, UB3 1QP

- Three Bedroom
- Extended Kitchen/Diner
- Large Brick Built Outbuilding
- No Chain
- Great Home for Families
- Terraced Home
- Two Bathrooms
- Off Street Parking
- Good Condition Throughout
- EPC Rating D

Offers Over £558,000

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Situated on Bourne Avenue in South Hayes is this well presented, three bedroom terraced house being offered for sale with NO ONWARD CHAIN. The property is perfect for families looking to get onto the property ladder already boasting a rear extension and large brick built outbuilding and offering further potential to extend!

The property comprises entrance porch to hall, ground floor shower room, through lounge reception room, extended kitchen/diner, three first floor bedrooms and a separate three piece bathroom suite. Outside, the property benefits from off street parking, to the rear a low maintenance part lawn, part patio garden along with the added benefit of a large brick built outbuilding with fitted wardrobes and rear access.



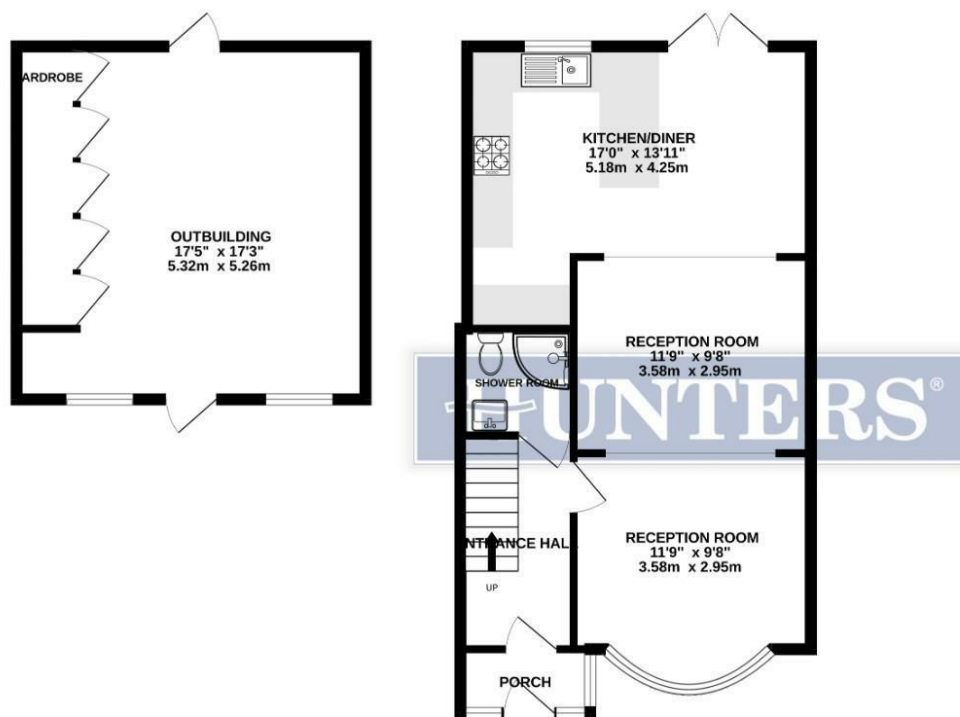
Bourne Avenue is situated in South Hayes and is within local proximity to the Hayes Town and the Hayes and Harlington Railway station. Further amenities are close by along with schools, transport links, large shopping centres and the A312/A40/M4 motorway corridors. Heathrow Airport is also a short commute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



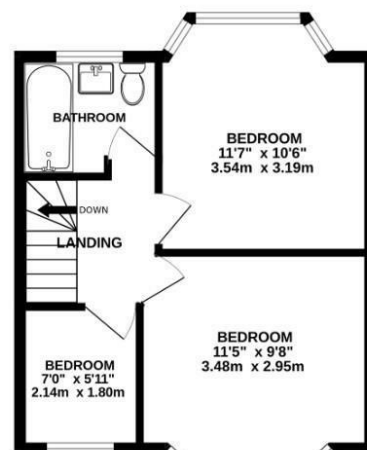
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GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.7 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.