



Bourne Avenue, , Hayes, Middlesex, UB3 1QS

- Three Bedrooms
- Off Street Parking
- Two Reception Rooms
- Fitted Bathroom
- EPC Rating D
- Terraced Home
- Generous Rear Garden
- Fitted Kitchen
- Potential To Extend (STPP)
- Council Tax Band D

Asking Price £460,000



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DESCRIPTION

Situated in South Hayes is this three bedroom, mid terraced home. The property would suit a first time buyer or a long term buy to let being in a brilliant location for schools, amenities and transport links.

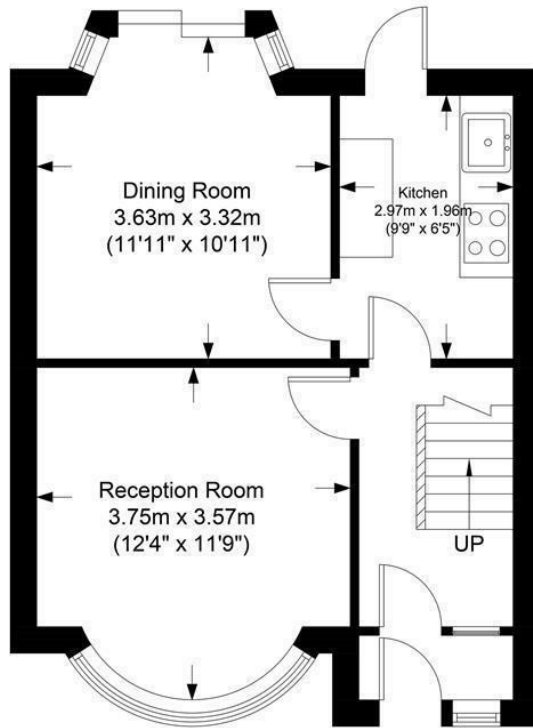
The property comprises entrance hall, sitting room, dining room, kitchen, three first floor bedrooms and a fitted bathroom suite. Outside the property has off street parking to the front and to the rear a generous garden providing scope to extend in the future subject to planning permission.

Clement Gardens 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.

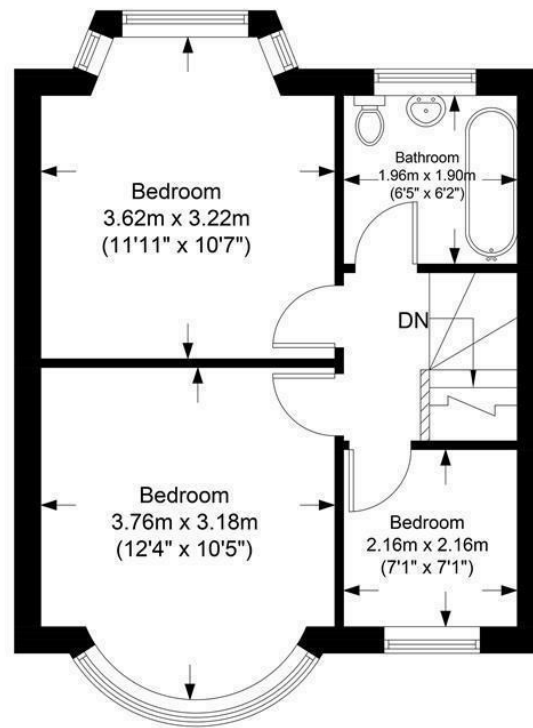




Approximate Gross Internal Floor Area : 69.0 sq m / 742.70 sq ft



Ground Floor



First Floor

Illustration purposes only. All measurements are approximate.

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.

