

## East Avenue, , Hayes, UB3 2HP

- Detached House
- Open Plan Kitchen/ Reception Room
- Further Potential to Extend (STPP)
- Walking Distance to Amenities, Public Transport and Schools
- Viewing Highly Recommended
- 3 Spacious Bedrooms
- Private Rear Garden
- Close to Hayes Town
- EPC: D
- PLANNING PERMISSION APPROVED FOR SIDE, REAR & FRONT EXTENSIONS

**Asking Price £565,000**

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# East Avenue, , Hayes, UB3 2HP

## DESCRIPTION

**\*\*PLANNING PERMISSION APPROVED FOR FRONT, SIDE AND REAR EXTENSIONS\*\*** In a quiet, residential road just a short walk from Hayes Town, this well-maintained three-bedroom detached house offers an excellent opportunity for families, first-time buyers or investors alike.

Internally, the property boasts a bright open plan kitchen/reception room, providing a versatile living and dining space ideal for modern family life or entertaining guests. The kitchen is well-equipped, with ample storage and worktop space. Upstairs, you'll find three generously sized bedrooms, all well-proportioned and neutrally decorated, along with a family bathroom. Each room offers comfort and space, with potential to personalize or reconfigure to suit your lifestyle.

To the rear, the property benefits from a private garden—a peaceful outdoor retreat perfect for relaxing, playing, or hosting during warmer months. There is also scope to extend the property further (subject to planning permission), offering the opportunity to create additional living space.

The location is unbeatable for convenience, with Hayes & Harlington Station (Elizabeth Line) nearby, offering direct links to Central London and Heathrow. You're also within easy walking distance to local amenities, supermarkets, cafes, parks, and a variety of well-regarded schools, making this an ideal home for families or commuters.







## East Avenue, UB3

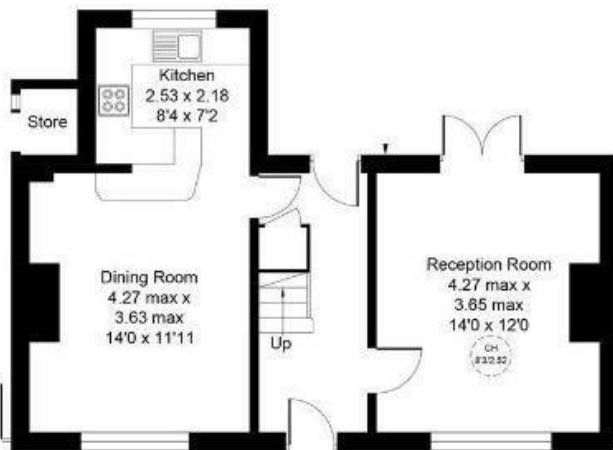
Approximate Area = 947 sq ft / 88.0 sq m

Store = 11 sq ft / 1.0 sq m

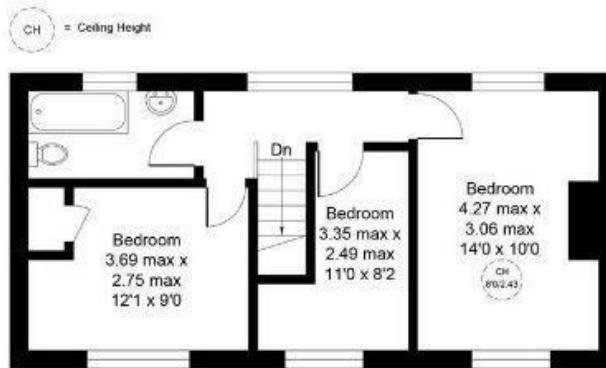
Total = 958 sq ft / 89.0 sq m

For identification only - Not to scale

Garden  
11.95 x 6.43  
39'2 x 21'1



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025.

### Viewings

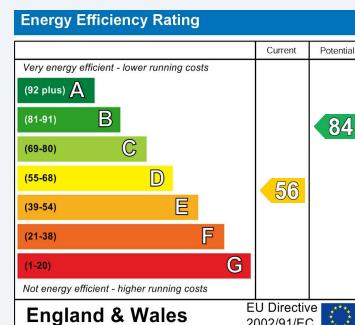
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.