



**Bourne Avenue, Hayes, UB3 1QT**  
**Guide Price £799,950**

**DBK**  
ESTATE AGENTS





Step into this stunning extended end of terrace home, offering a spacious 1,749 sq.ft of living space thoughtfully designed over three floors.

Perfect for growing families, the property boasts five generously sized bedrooms (three with fitted wardrobes), including a luxurious master suite and a ground-floor bedroom with en-suites.

The ground floor offers an inviting through lounge, ideal for entertaining along with a beautifully extended kitchen/diner featuring modern finishes and a practical utility room. An additional reception room, which doubles as a fifth bedroom, provides extra flexibility for family living. Upstairs, you'll find a modern family bathroom suite catering to the rest of the household.

Outside, the well-proportioned rear garden with a lovely patio area is perfect for summer barbecues or relaxing with family, while side gated access adds convenience. The front garden includes off-street parking for added ease.

Hayes is a thriving town with its excellent transport links, including Hayes & Harlington Station with access to the high-speed Crossrail (Elizabeth Line) making commuting to Central London, Heathrow Airport and other key locations quick and easy. The area boasts great shopping and dining options, with Lombardy Retail Park and nearby Uxbridge Town Centre offering a variety of amenities. Popular with families, the town is home to well-regarded schools and offers easy access to major road networks like the M4 and A40.

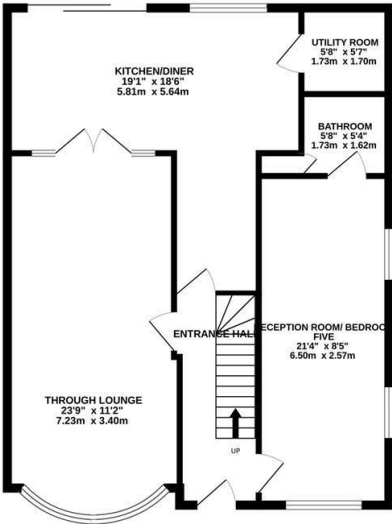


## Key Features

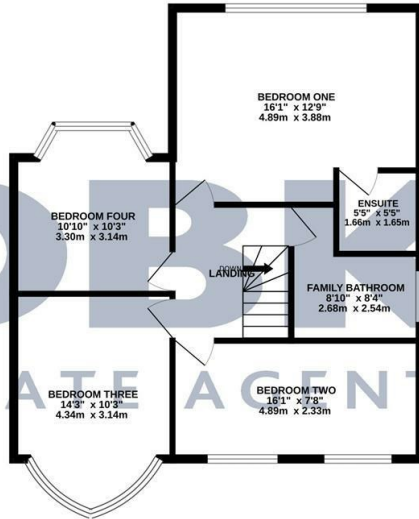
- **Extended End of Terrace Home Circa 1,749 Sq.Ft**
  - **Arranged Over Three Floors**
  - **Five Bedrooms (Master + Ground Floor Bedroom with Ensuites)**
    - **Through Lounge**
  - **Extended Kitchen/ Diner with Utility Room**
  - **Additional Reception Room/ Bedroom Five**
    - **Family Bathroom Suite**
  - **Well Proportioned Rear Garden with Patio Area + Side Gated Access**
    - **Front Garden with Off Street Parking**
  - **Walking Distance to Reputable Schools + Amenities**



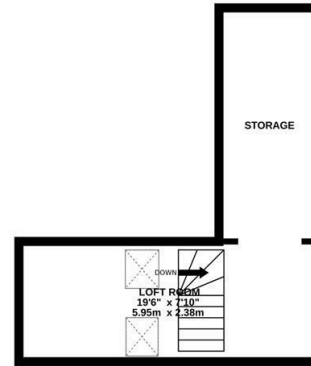
GROUND FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR  
701 sq.ft. (65.1 sq.m.) approx.

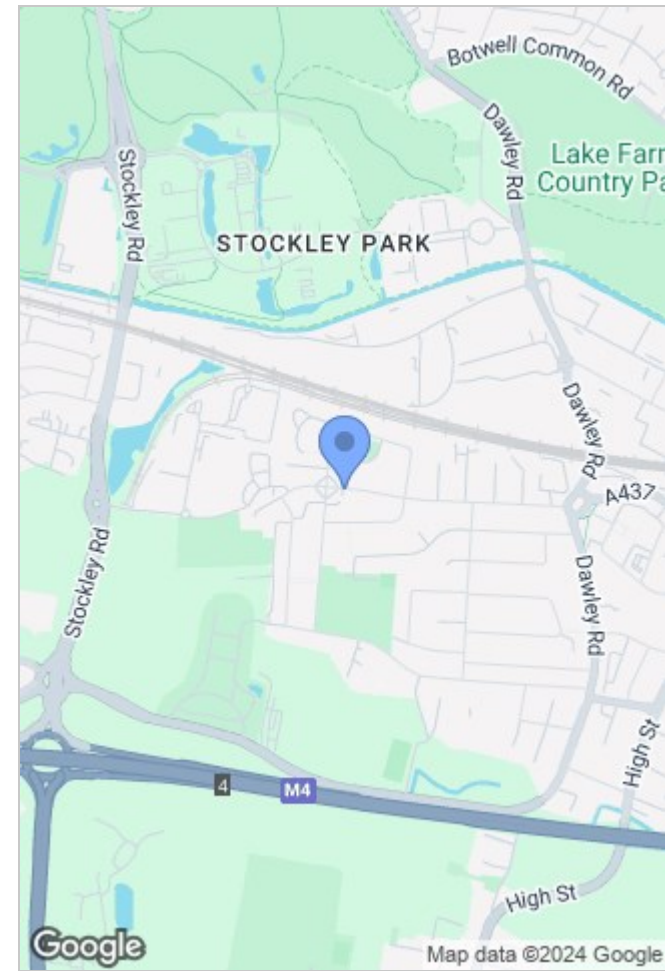


2ND FLOOR  
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 1749 sq.ft. (162.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	