

**ALLDAY
& MILLER**



Colbrook Avenue, Hayes, UB3 1TQ
£620,000

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- Three Bedrooms - Semi-Detached
- Modern Interiors
- Sough After Location
- Walking Distance To Elizabeth Line Station
- Kitchen/Diner Extension
- Studio To The Rear
- Two Bathrooms
- Driveway
- Easy Access To M4 + M25 Motorways
- Immaculate Condition Throughout

Description

Presented in sleek and modern condition throughout this family home comprises of an inviting entrance porch, spacious reception room with a fire place, downstairs WC & shower room, an open plan reception room leading into the fully fitted modern kitchen/ diner extension with patio doors providing access to the rear garden.

The first floor boasts three bedrooms and a family bathroom suite.

A large front driveway creating space for off street parking for multiple vehicles. To the rear enjoys a beautiful private garden with a lawn and patio area, also the added benefit of an outbuilding/ Studio.

Situation

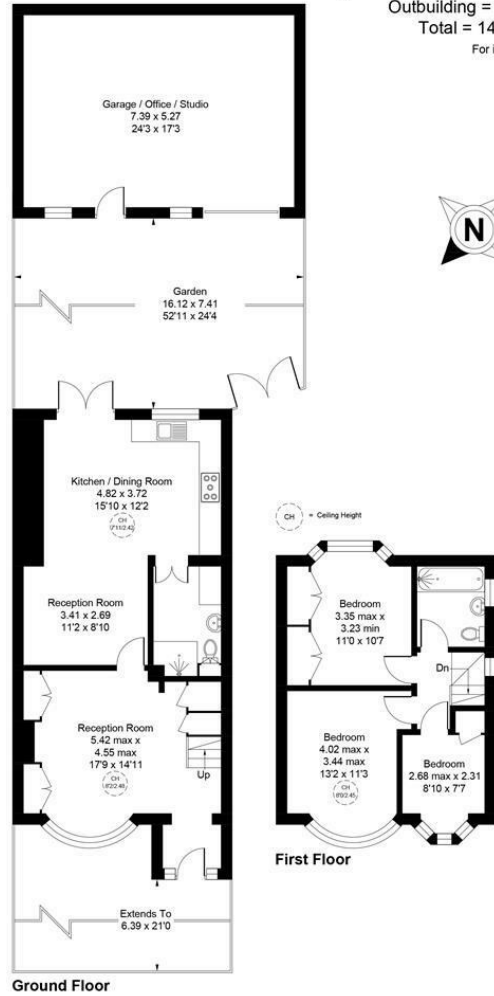
Colbrook Avenue a popular residential road in south Hayes located in the perfect location. Hayes & Harlington station being just 0.6 miles away with the Elizabeth line, offering several links to Central London and the surrounding counties. Hayes town within a short distance away with its variety of local shops, restaurants, cafes and coffee shops. A number of highly regarded schools in the local area including West Drayton Academy, Grange Park Junior School and Hayes Park Primary school. The M25 + M4 motorways all within a short drive.



Floor Plans

Colbrook Avenue, Hayes, UB3

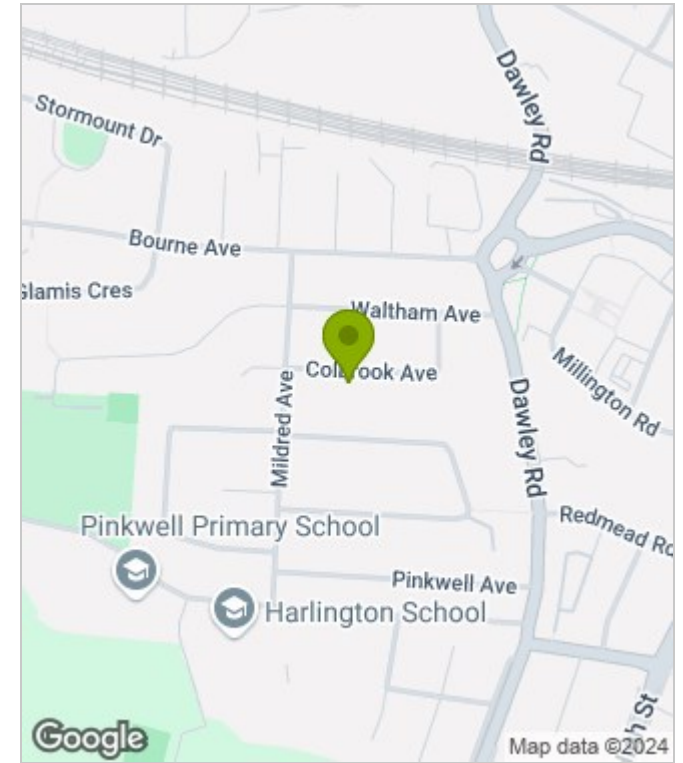
Approximate Area = 1061 sq ft / 98.6 sq m
 Outbuilding = 422 sq ft / 39.2 sq m
 Total = 1483 sq ft / 137.8 sq m
 For identification only - Not to scale



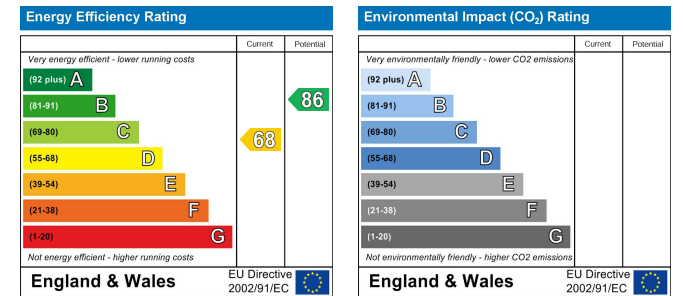
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.



Area Map



Energy Performance Graph



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