









East Avenue, Hayes, UB3 2HP

# £599,950

- Development Opportunity To Become Six Bedrooms All With En-Suite's
- Situated Moments From Hayes Town Centre
- Walking Distance To Elizabeth Line Station
- Easy Reach To Heathrow Airport
- Freehold

- Detached House With Planning To Extend
- Three Bedrooms
- Private Garden
- Chain Free
- H.M.O Potential

## **Description**

This house brought to the market is a fantastic development project for investors. The property has planning approved to become a Six Bedroom Six Bathroom accommodation. It also presents itself as a great home for a growing family. Comprising of a bright airy reception room, dining room and a fitted kitchen which completes the ground floor.

On the first floor, you will find three bedrooms, each offering a comfortable retreat for rest and relaxation. The family bathroom is conveniently located, ensuring ease of access for all.

To the rear features a private garden at the rear, which is predominantly laid to lawn.

### **Situation**

East Avenue a perfectly located residential road in the heart of Hayes. The town centre just moments away with a variety of local cafes, coffee shops, Botwell leisure centre and supermarkets. Hayes and Harlington station 0.6 miles away with the Elizabeth line giving easy links to central London and back towards Heathrow and Reading. Also benefits from being close to multiple bus links connecting you to all local areas such as Uxbridge, Northolt, Greenford, Heathrow, Ealing and Harrow The M25, M4 motorways are just a short drive away. A number of highly regarded schools in the local area including Botwell House Catholic Primary School and Harlington secondary school.



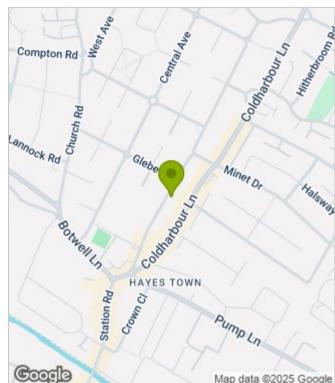




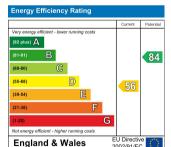
## Floor Plans

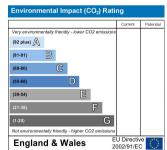
#### East Avenue, UB3 Approximate Area = 947 sq ft / 88.0 sq m Store = 11 sq ft / 1.0 sq m Total = 958 sq ft / 89.0 sq m For identification only - Not to scale Garden 11.95 x 6.43 39'2 x 21'1 Kitchen 2.53 x 2.18 СН = Ceiling Height 8'4 x 7'2 Reception Room Bedroom Dining Room 4.27 max x 4.27 max x Bedroom 4.27 max x 3.65 max 3.06 max 3.63 max 3.35 max x Bedroom 14'0 x 12'0 14'0 x 10'0 2.49 max 14'0 x 11'11 3.69 max x (CH 8'3/2.52) 11'0 x 8'2 CH 8'0/2.43 2.75 max 12'1 x 9'0 **Ground Floor First Floor** Floor plan produced in accordance with RICS Property Measurement Standards incorporating **O**ALLDAY International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. MILLER Produced for Allday & Miller.

### **Area Map**



### **Energy Performance Graph**





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