



## Wimborne Avenue, Hayes, UB4 0HH

DO NOT MISS THIS!

Rarely available in this prestigious area of North Hayes we offer for sale with NO UPPER CHAIN this spacious 3 DOUBLE bedroom house providing great potential to extend and re-furbish into a wonderful family home. The property has many original features including 'parquet' flooring, high ceilings, tiled fireplaces in both the reception rooms and the 2 main bedrooms and the kitchen even has an original 'butler' style sink. You do have gas central heating and original metal framed windows with an entrance hall, lounge, separate dining room, kitchen and space to extend full width to the rear stpp. Upstairs has 3 double bedrooms, shower room, separate toilet and loft space suitable for conversion stpp. Outside a mature and large rear garden has well tended lawns and a variety of flowers and plants with a residence only gated rear access road to your parking area for 2 cars plus garage space, again stpp. Wimborne Avenue is a fine residential area nestled between Yeading Lane and the Uxbridge Road close to favored schools and easy access to Southall Broadway and Hayes Town (Hayes & Harlington Elizabeth line station with Paddington in under 20 minutes).

Your earliest viewing is essential!

**Guide Price £550,000**

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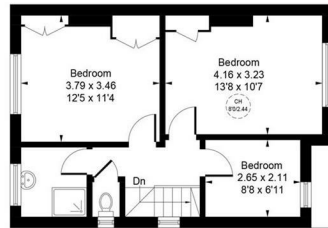
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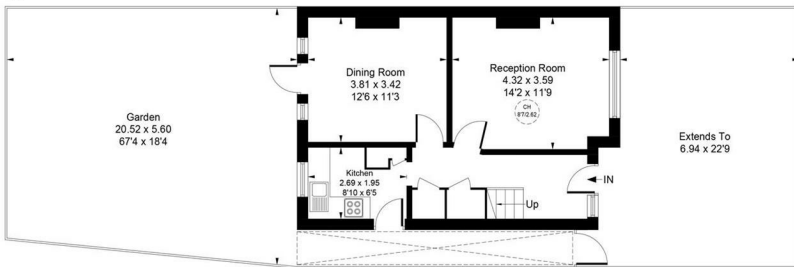


Approximate Gross Internal Area = 88.38 sq m / 951 sq ft



First Floor

CH = Ceiling Height



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>53</p>	<p>89</p>

**England & Wales**

EU Directive  
2002/91/EC



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