



### **Bourne Avenue, Hayes, UB3 1QL**

NO UPPER CHAIN for this delightful 3 bedroom end of terraced house with a large detached garage. Conveniently located for Hayes Town (Hayes & Harlington Elizabeth line station - Paddington within 20 minutes) an ASDA Superstore, local schools and transport links for Heathrow, Uxbridge and Southall. This property offers much potential and is highly recommended to First time Buyers and Rental Investors. With gas central heating and double glazed windows you have an entrance hall, lounge/dining room and kitchen with space to extend to the rear stpp. Upstairs has 3 bedrooms, a refitted shower room/toilet and loft space suitable for conversion stpp. Outside has a 60' rear garden and a large detached brick built garage. The property has good frontage which could be converted to off street parking again stpp.

**Asking Price £549,950**

Tel: 020 8573 9922 Fax: 020 8569 3495

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8 Bourne Avenue, Hayes, UB3 1QL



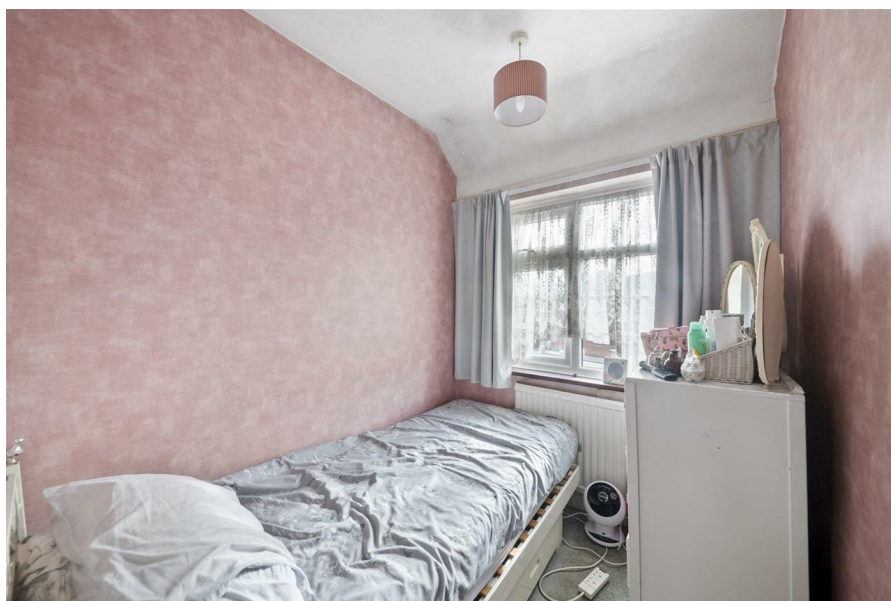
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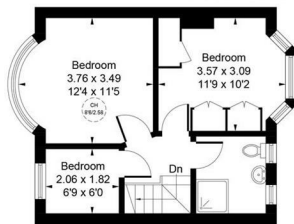
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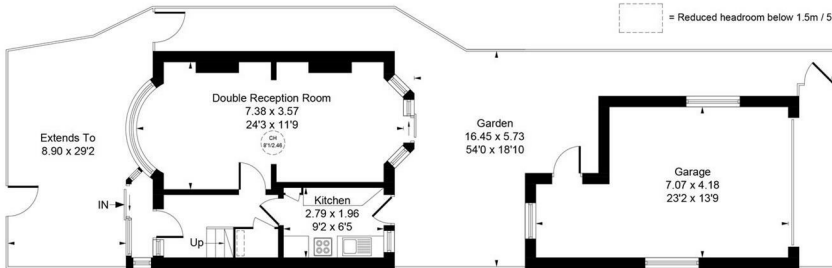


Approximate Gross Internal Area = 74.28 sq m / 800 sq ft  
 Garage = 25.73 sq m / 277 sq ft  
 Total = 100.01 sq m / 1077 sq ft



First Floor

CH = Ceiling Height  
 = Reduced headroom below 1.5m / 5'0"



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>54</p>	<p>89</p>

**England & Wales**

EU Directive  
2002/91/EC





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