



Bourne Avenue, Hayes, UB3 1QT

THIS IS A WONDERFUL 3 BEDROOM EXTENDED TERRACED HOUSE WITH A MAGNIFICENT 4M KITCHEN EXTENSION, SEPARATE UTILITY ROOM, RE-FITTED GROUND FLOOR BATHROOM PLUS AN UPSTAIRS LUXURY SHOWER ROOM.

The property also has gas central heating and double glazed windows, entrance hall, lounge + separate dining room area, 3 bedrooms and a lovely 60' rear garden with a detached 20' garage via a residence only gated rear access road (the front garden could be converted into additional parking stpp). Bourne Avenue is located within a much sought after residential area convenient for local shops, schools and access to Hayes Town and Elizabeth line station as well as an ASDA superstore, Heathrow and the M4 London.

Asking Price £539,950

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Approximate Gross Internal Area = 94.52 sq m / 1018 sq ft
 Garage = 18.70 sq m / 201 sq ft
 Total = 113.22 sq m / 1219 sq ft



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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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