

Forris Avenue

Hayes • Middlesex • UB3 2AS
Offers In Excess Of: £625,000



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est 1986

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A three bedroom semi detached house situated on Forris Avenue, a popular residential road just a short distance from Hayes Town and the Uxbridge Road with all their amenities including shops and bus links and British Railway and Crossrail train station. The property comprises porch and spacious entrance hallway which leads to the 13ft living room, 11ft dining room, 11ft kitchen, 18ft conservatory and shower room. To the first floor is the 13ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes, 10ft third bedroom and family bathroom. Outside there is off street parking, private rear garden, 19ft garage and 22ft outbuilding.

Three bedroom house

Semi detached

Extended

Close to local amenities

13ft living room

18ft conservatory

13ft main bedroom with fitted wardrobes

22ft outbuilding

Private rear garden

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

A three bedroom semi detached house that has been extended and updated by the current owners offering further potential to extend subject to the usual planning consents whilst being situated on a sought after residential road. The property comprises porch and spacious entrance hallway which leads to the 13ft living room, 11ft dining room, 11ft kitchen, 18ft conservatory and shower room. To the first floor is the 13ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes, 10ft third bedroom and family bathroom.

Outside

The front of the property has off street parking whilst the private rear garden is mainly laid to lawn, allowing access to the 19ft garage and 22ft outbuilding.

Location

Forris Avenue is a popular residential road just a short distance from Hayes Town and the Uxbridge Road with all their amenities including shops and bus links and British Railway and Crossrail train station. The M4 with its links to London and the Home Counties and Heathrow Airport are just a short drive away.





Schools:

Hayes & Harlington 0.6 miles
Southall 1.9 miles
West Drayton 2.2 miles



Train:

Dr Triplett's CofE Primary School 0.2 miles
Grange Park Infant and Nursery School 0.4 miles
De Salis Studio College 1.0 miles



Car:

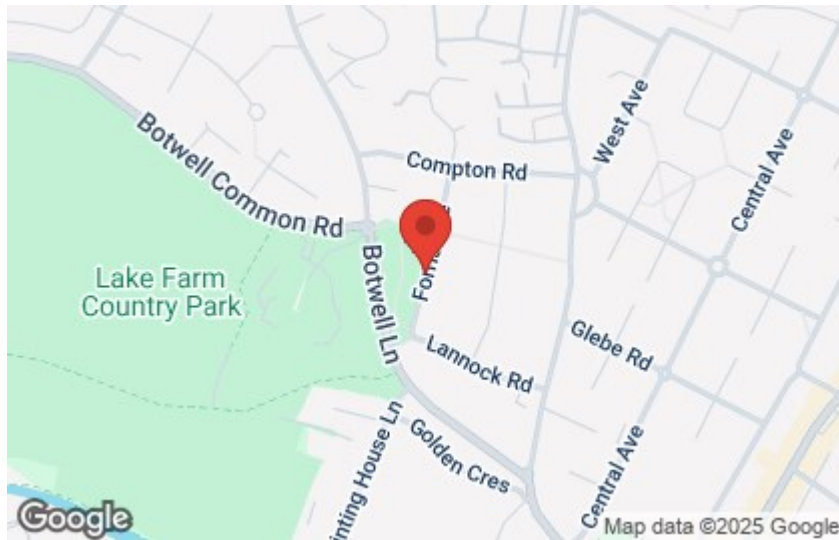
M4, A40, M25, M40



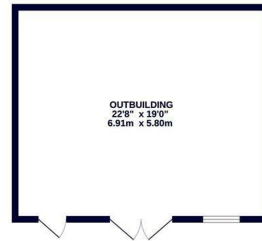
Council Tax Band:

E

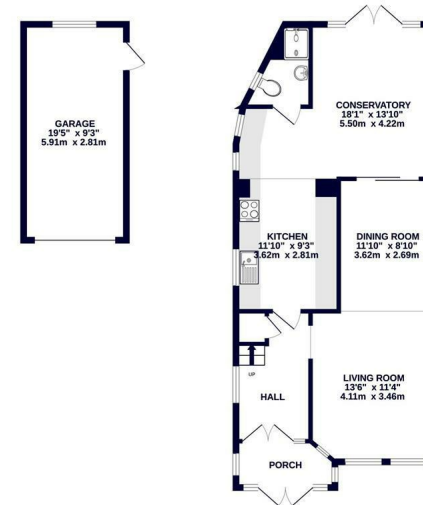
(Distances are straight line measurements from centre of postcode)



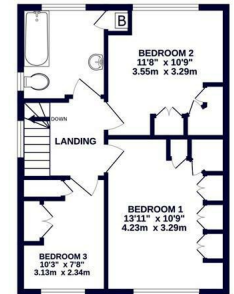
OUTBUILDINGS
610 sq.ft. (56.7 sq.m.) approx.



GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1783 sq.ft. (165.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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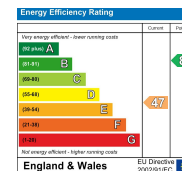
coopers
est 1986

01895 230 103

109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.