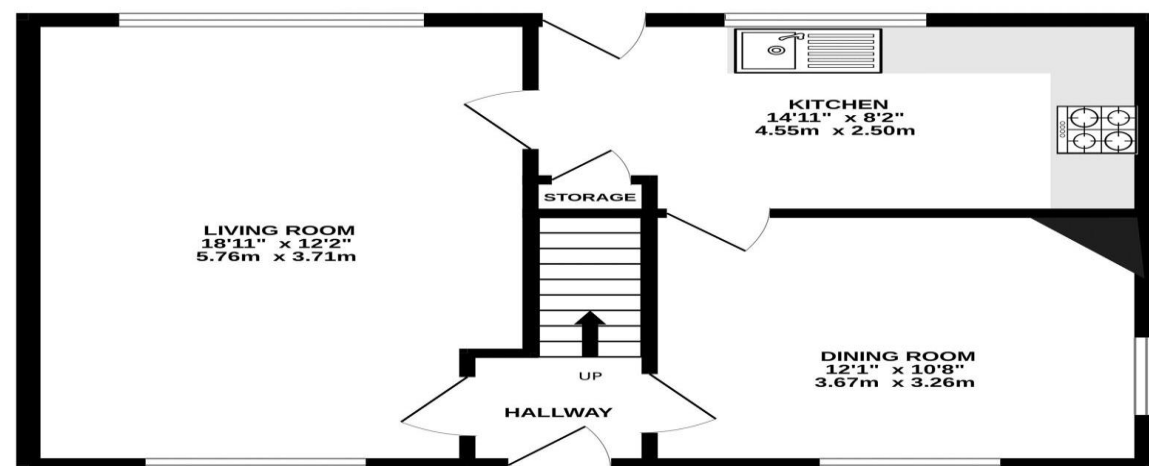
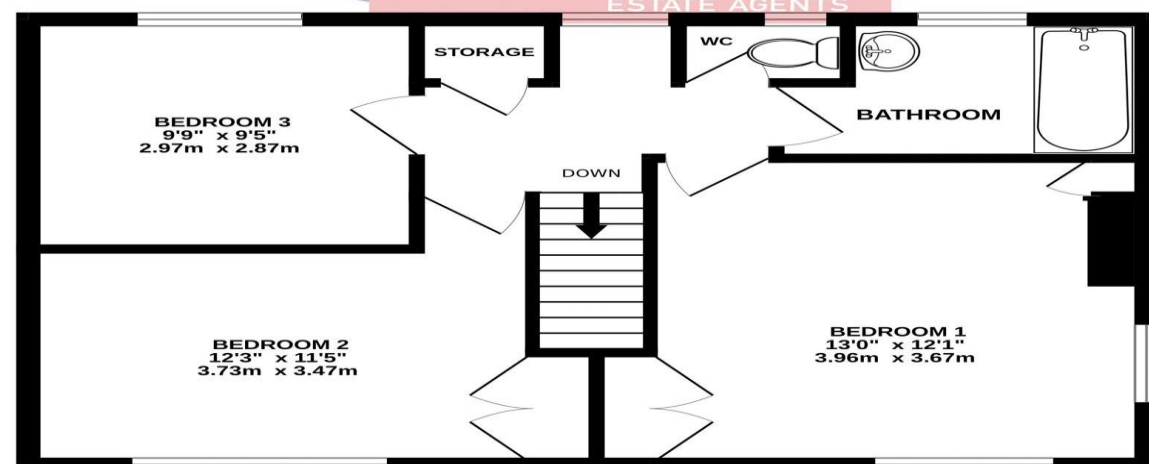


the floorplan...

GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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more details from...

call: **Brian Cox Northolt: 0208 842 4008**
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web: www.brian-cox.co.uk



0208 842 4008
brian-cox.co.uk



Situated on a desirable corner plot along East Avenue, Brian Cox & Co are delighted to bring to the market this well proportioned three bedroom end of terrace home presenting an extraordinary opportunity. The standout feature of this property is its exceptionally large side space, offering boundless potential to extend significantly to the side and rear (subject to planning permission), or even explore potential development options. Inside, the home features light-filled living spaces and three well-sized bedrooms, making it a fantastic canvas for growing families, ambitious homeowners looking to create their dream property, or astute investors. Located within easy reach of Hayes & Harlington station (Elizabeth Line), local schools, and shops, viewing is highly recommended to appreciate the scope on offer.



£550,000
Freehold

East Avenue, Hayes UB3 2HP

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



in brief...

- Freehold
- Three Bedrooms
- Huge Side Space
- Corner Plot
- Potential to Extend Rear and Side (STPP)
- Chain Free



the location...

nearest stations ...

Hayes & Harlington (0.8 miles)
Southall (1.8 miles)
West Drayton (2.4 miles)



Hayes is a town in West London, situated 13 miles (21km) West of Charing Cross. Historically in Middlesex Hayes became part of the London Borough of Hillingdon In 1965.

Hayes's is only a short distance away where The Beck Theatre opened in 1977, and offers a wide range of touring shows in a welcoming modern building. The Beck is very much a community theatre, offering one-night concerts, comedy, drama, films, opera, and pantomime.

There are many local schools in the area these include Botwell House Catholic Primary School, Hayes Park Primary School, Barnhill High School and Harlington School.

