

Chaucer Avenue

Hayes • Middlesex • UB4 0AP

Guide Price: £545,000



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A well-presented three-bedroom semi-detached house offering generously proportioned and spacious accommodation throughout. Situated on a sought-after residential road in North Hayes, Chaucer Avenue is conveniently located just off Uxbridge Road, providing easy access to a variety of local amenities, shops, bus links and highly regarded schools. The ground floor comprises a spacious 16ft living room, a separate 13ft dining room and a 15ft kitchen/diner. To the first floor are three well-proportioned bedrooms, including an 11ft main bedroom, an 11ft second bedroom and a 10ft third bedroom, along with a family bathroom. Externally, the property benefits from a paved driveway providing off-street parking and a 21ft garage, while the private rear garden is predominantly laid to lawn, offering an ideal space for outdoor entertaining and relaxation.

Three bedroom house

Semi detached

North hayes

Extended

16ft living room

13ft dining room

15ft kitchen

Generous rear garden

Off street parking

21ft garage

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.





OUTBUILDING
215 sq.ft. (20.0 sq.m.) approx.



GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



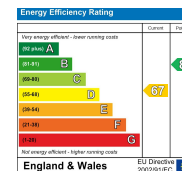
TOTAL FLOOR AREA : 1048 sq.ft. (97.3 sq.m.) approx.

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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