



## Central Avenue, Hayes, UB3 2BP

- Semi Detached House
- Large Rear Garden
- Three/Four Bedrooms
- Modern First Floor Bathroom Suite & Modern Fitted Kitchen
- Large Reception Room & Conservatory
- Own Driveway for Multiple Cars
- Outbuilding with Shower Room
- Ground Floor WC & Second Floor WC
- Fantastic Scope to Extend (STPP)
- EPC Rating TBC / Council Tax Band D

**Asking Price £650,000**

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Situated on a sought after street in Hayes Town is this modern three/four bedroom end of terraced home being offered for sale on Central Avenue. The property boasts a spacious footprint spanning approximately 1,447 square foot and offers much more potential to extend and develop subject to planning permission.

The current layout comprises entrance porch, separate reception room, open plan kitchen/dining area, conservatory and ground floor wc with storage. To the first floor you are met with three bedrooms and a modern bathroom suite, to the second floor a converted loft/fourth bedroom with a separate wc. Outside the property has its own driveway with parking for multiple cars, outbuilding with fitted shower room and a generous rear garden.



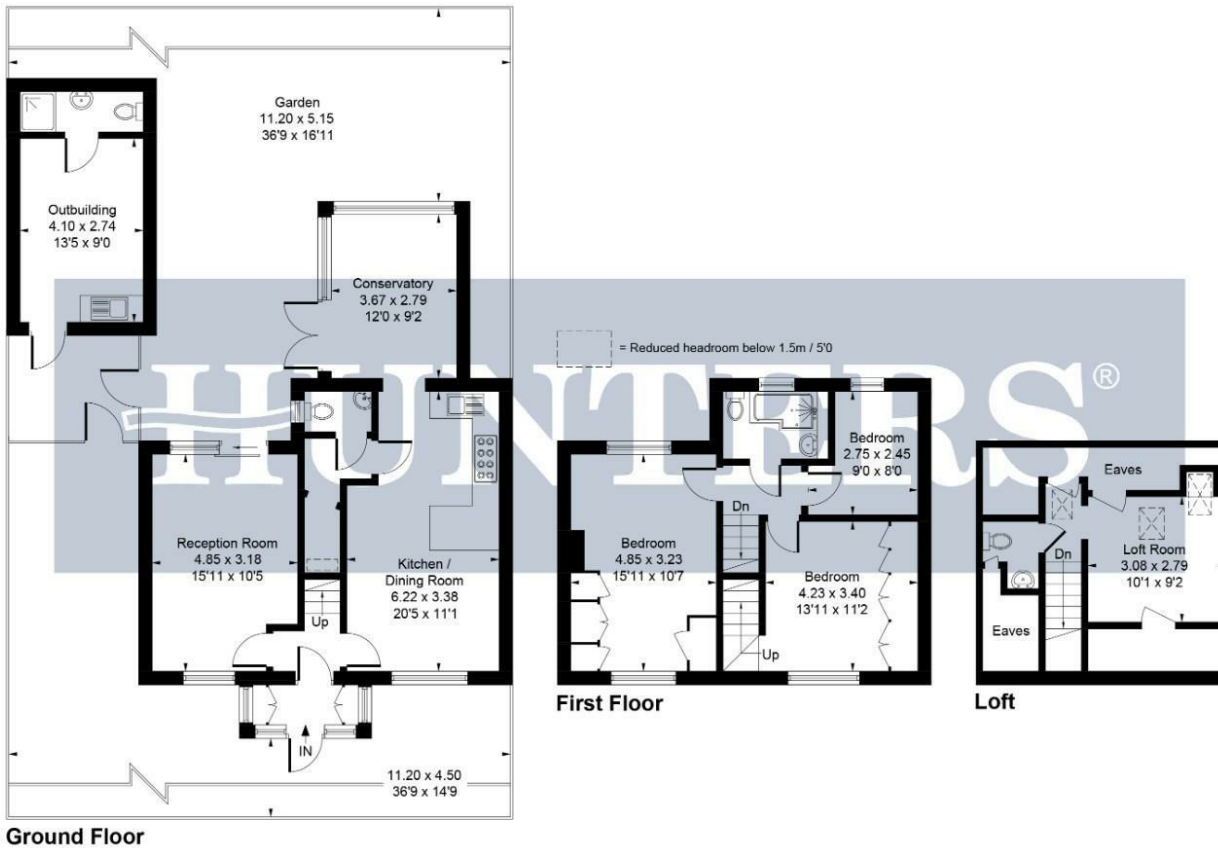
Ideally situated on Central Avenue in Hayes, this property enjoys a convenient location close to a range of local shops, schools and everyday amenities. Hayes & Harlington Station, served by the Elizabeth Line, is within easy reach, providing fast connections into Central London, Heathrow Airport and beyond. The area also benefits from excellent road links via the A312, M4 and M25, making it an attractive choice for both commuters and families.



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Approximate Gross Internal Area = 101.93 sq m / 1098 sq ft  
 Loft (Excluding Eaves) = 18.13 sq m / 195 sq ft  
 Outbuilding = 14.33 sq m / 154 sq ft  
 Total = 134.39 sq m / 1447 sq ft



Ground Floor

First Floor

Loft

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.

Produced for Hunters

### Viewings

Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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