

ALLDAY  
& MILLER



Bourne Avenue, Hayes, UB3 1RR  
£255,000





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- One Double Bedroom
- Private Rear Garden
- Allocated Parking
- Transport Links In To Hayes & Uxbridge Town Centre
- Outstanding Views Across Bourne Farm Recreation Ground
- Ground Floor Apartment
- Immaculate Condition Throughout
- Walking Distance To Local Amenities
- Secure Entry System
- 153 Years Lease Remaining

## Description

This well-presented house offers a delightful living experience. The property features a bright and airy reception room, perfect for relaxation or entertaining guests. The fitted kitchen is both functional and inviting.

The home boasts a comfortable double bedroom, providing a peaceful retreat and a modern bathroom.

To the rear enjoys a private garden, perfect for outdoor dining and entertainment.

## Situation

The property is located a short walk to Hayes and Harlington station (Elizabeth Line), there frequent bus routes taking you to Heathrow terminals, Uxbridge, Ealing, Hounslow and Harrow. You have a large ASDA superstore nearby with Hayes Town High Street offering an array of local shops, cafes and coffee shops, also Botwell sports and leisure centre. Local schools with good Ofsted ratings all within a short distance from the property including Harlington School & Pinkwell Primary School.



**Bourne Avenue, UB3**  
Approximate Area = 506 sq ft / 47.0 sq m  
For identification only - Not to scale

**Garden**  
7.55 x 4.85  
24'9 x 15'11

**Kitchen**  
3.74 x 1.81  
12'3 x 5'11

**Reception Room**  
5.02 x 3.27  
16'6 x 10'9

**Bedroom**  
3.53 x 2.92  
11'7 x 9'7

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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estate agents

## A map showing the location of Bourne farm recreation ground, marked with a green pin. The map includes labels for Stockley Rd, Skipton Dr, Conway Dr, Stormount Dr, Glamis Cres, Carnarvon Dr, Pinkwell Park, and Pinkwell Ln. The Google logo and 'Map data ©2026' are visible at the bottom.

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     |  | Current | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | 72      | 75        | <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |  |         |           |
| <b>England &amp; Wales</b><br>EU Directive<br>2002/91/EC                                                                                                                                                |  |         |           | <b>England &amp; Wales</b><br>EU Directive<br>2002/91/EC                                                                                                                                                                                      |  |         |           |

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