Mildred Avenue

Hayes • • UB3 1TN

: £525,000



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est 1986

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Situated on a popular residential road in South Hayes, this spacious three-bedroom extended family home is offered to the market at a price designed to attract immediate interest. The property benefits from a generous through lounge and dining area, a modern fitted kitchen with direct access to the rear garden, and a separate study, ideal for those working from home. Upstairs, there are three bedrooms and a family bathroom. Externally, the property enjoys a good-sized rear garden, whilst to the front there is a substantial block-paved driveway providing off-street parking for two vehicles. Conveniently positioned for local amenities, schools and transport links, this is an excellent opportunity for buyers seeking a well-proportioned home in a popular residential location.

- Three-bedroom family home in a popular South Hayes location
- Spacious through lounge and dining room
- Modern fitted kitchen with ample storage
- Separate study, ideal for home working
- Three well-proportioned bedrooms
- First-floor family bathroom
- Generous rear garden with patio area
- Substantial block-paved driveway providing parking for two cars
- Excellent potential for growing families and first-time buyers
- Priced to sell – early viewings highly recommended

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.















GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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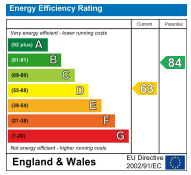

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection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