



York Avenue, Hayes, UB3 2TW

- Semi-Detached House
- Through Lounge
- One Bathroom
- NO CHAIN
- Close to Local Amenities, Schools & Transport Links
- Three Bedrooms
- Separate Kitchen
- Off Street Parking & Private Rear Garden
- Potential to Extend (STPP)
- EPC Rating: D/Council Tax: D

Asking Price £475,000



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Situated on the ever-popular York Avenue in Hayes, this well-presented three-bedroom semi-detached home offers excellent potential for families and investors alike.

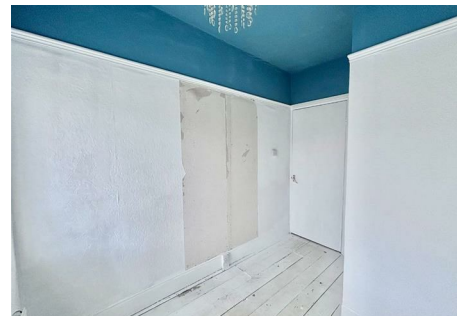
The property comprises a spacious through lounge providing versatile living and dining space, alongside a separate kitchen with direct access to the rear garden. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-street parking to the front and a private rear garden with convenient side access, ideal for outdoor entertaining or future landscaping.

Offered to the market with no onward chain, this home also presents significant potential to extend (STPP), allowing buyers to add further value and tailor the space to their needs.

Located within close proximity to a range of local amenities, the property is conveniently positioned near Hayes Town Centre, offering shops, supermarkets, and restaurants. Excellent transport links include Hayes & Harlington Station (Elizabeth Line) providing fast access to Central London, as well as easy access to the A312, A40, and M4. The area is also well-served by reputable local schools including Botwell House Catholic Primary School and Barnhill Community High School.

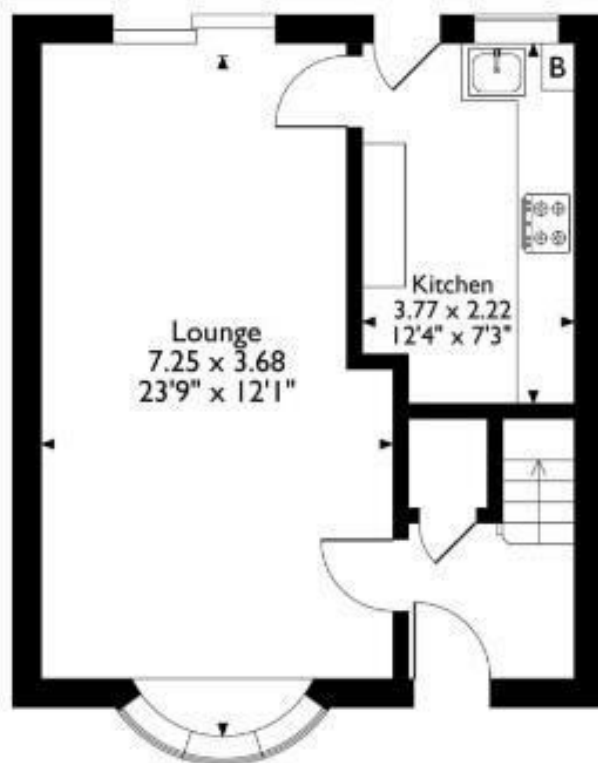
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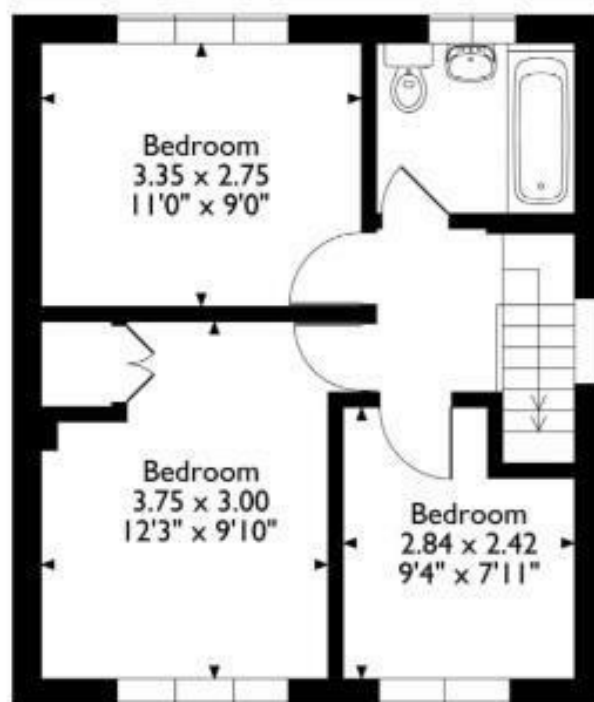
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Approximate Gross Internal Area 75 Sq M/807 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only.

Viewings

Please contact 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) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.