

Strathearn Avenue

Hayes • • UB3 5HJ
Guide Price: £490,000



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Brought to the market with no onward chain, filled with natural light and boasting a desirably quiet street address, this extended two bedroom semi-detached home offers amazing potential and represents a great opportunity for first time buyers, families and investors alike. The ground floor consists of porch, entrance hallway, opening onto the spacious living room, this in turn leads through to the dining room and kitchen/breakfast room which is the extended portion of the home. Upstairs are the two double bedrooms, both equipped with fitted wardrobes and the attractive family bathroom suite.

Desirable address

No chain

Semi-detached residence

Two double bedrooms

Extended

Two reception rooms

Well-kept throughout

Spacious East facing rear garden

Driveway for multiple cars

Potential to extend further STPP

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
460 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of these floor plans, 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 not 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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CoopersResidential.co.uk

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
99-100 A	
90-91 B	
80-81 C	
70-79 D	65
60-59 E	
50-40 F	
40-31 G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

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.