

# ANTHONY JAMES MANSEY

Residential Sales & Lettings



## Carlton Avenue

Hayes, UB3 4AE

£2,300 Per Month



Nestled on the charming Carlton Avenue in Hayes, this recently refurbished large three-bedroom house offers a perfect blend of modern living and traditional comfort. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The separate kitchen is well-appointed, providing ample space for culinary pursuits and family gatherings.

The three generously sized bedrooms are designed to accommodate a variety of needs, whether for a growing family or for those seeking extra space for guests or a home office. The bathroom is thoughtfully designed, ensuring convenience and comfort for all residents.

This property not only boasts a welcoming interior but also benefits from its prime location in Hayes, which offers a range of local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

With its recent refurbishment, this house is ready for you to move in and make it your own. Don't miss the opportunity to view this delightful home that combines space, style, and practicality in one of Hayes' most sought-after areas.



## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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