



## Marvell Avenue, , Hayes, UB4 0QR

- Four Bedroom
- Two Modern Bathrooms
- Extended
- Off Street Parking
- Double Glazed & Gas Central Heating
- Semi Detached
- Modern & Recently Fitted Howdens Kitchen
- Spacious Reception Room
- Generous Rear Garden
- EPC Rating: D

**Asking Price £550,000**



# Marvell Avenue, , Hayes, UB4 0QR

## DESCRIPTION

A well presented, four bedroom, semi detached house being offered for sale in Marvell Avenue in North Hayes. The property is in modern condition throughout and has the added benefit of a ground floor rear extension.

The property comprises large reception room, modern fitted kitchen and diner, modern shower room, ground floor fourth bedroom, three first floor bedrooms and a separate three piece bathroom suite. Outside, the property has off street parking and generous rear garden.

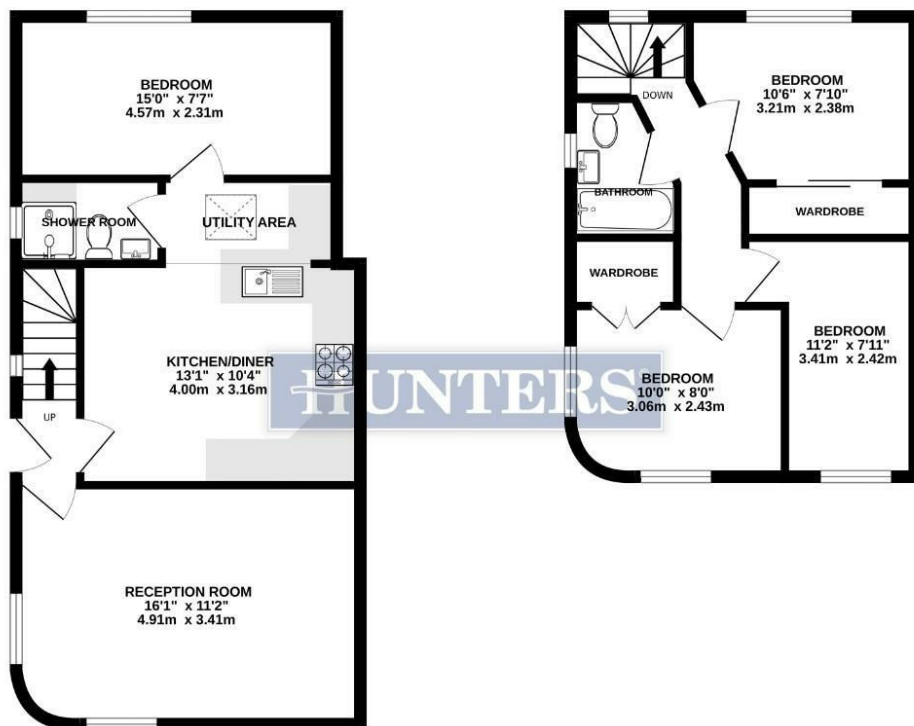
Marvell Avenue is located a stones throw from the Uxbridge Road and all its amenities including shops and bus links along with a number of schools. Hayes Town centre with its expanse of shops, banks, restaurants and British Railway train station is under a mile away, while the M4 and its links to London and the Home Counties is just a short drive.





GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.

1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.3 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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### Viewings

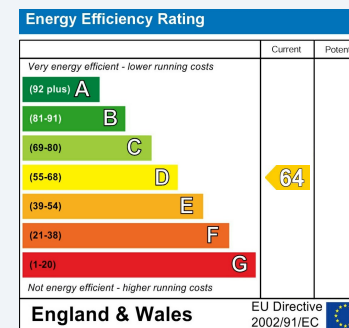
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.



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