

Cleave Avenue

Hayes • • UB3 4HA
: £425,000



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Offered to the market in fantastic decorative order and ticking all the boxes a small family could ask for, this two bedroom mid terraced home represents a great opportunity to get on the housing ladder. The downstairs of the property comprises of an entrance porch, spacious 19ft reception room leading to the 12ft kitchen with access to the garden. Upstairs has two large double bedrooms measuring over 11ft in length and a generous sized bathroom is situated centrally on the landing.

Terraced home

Two large double bedrooms

Ample living space

Eqsuite condition throughout

791 sq.ft

Driveway

Garage

Potential to extend (STPP)

0.6 miles from Hayes & Harlington station

Popular residential location

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.





Property

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Outside

The property has the benefit of a driveway offering off-street parking for one car. The rear garden is a great size has a patio area closest to the home and a decking area to the rear. The remainder is laid to lawn with an array of established shrub borders throughout. A gate at the rear of the garden provides access to the service road where the garage is located.

Location

Cleave Avenue is a residential road conveniently located giving access to a variety of amenities including local shops, bus links, numerous schools, Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties. Hayes Town is a short distance away providing a more extensive range of shops and restaurants along with Hayes and Harlington mainline station with its direct line to London via the Elizabeth Line.



Schools:

Cranford Park Academy 0.3 miles
Global Academy 0.7 miles
Harlington School 0.5 miles



Train:

Hayes & Harlington Station 0.6 miles
Hatton Cross Station 2.0 miles
London Heathrow Airport Terminals 1, 2 & 3 Station 2.0 miles



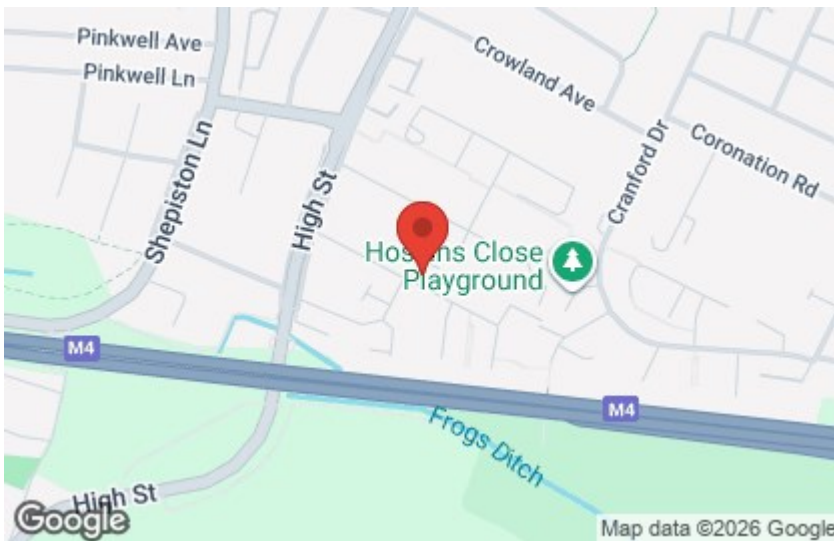
Car:

M4, A40, M25, M40



Council Tax Band:

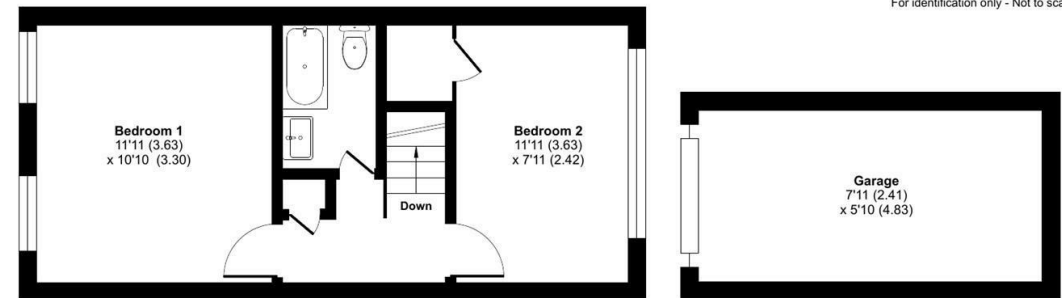
(Distances are straight line measurements from centre of postcode)



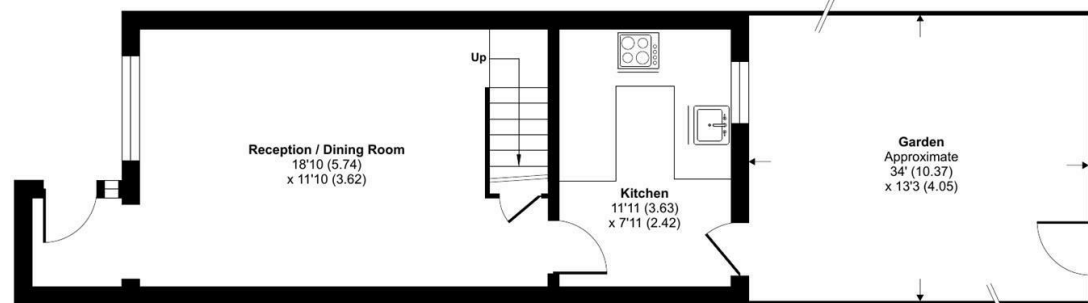
Cleave Avenue, Hayes, UB3

Approximate Area = 666 sq ft / 61.8 sq m
Garage = 125 sq ft / 11.6 sq m
Total = 791 sq ft / 73.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Coopers. REF: 1317938

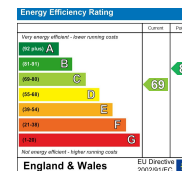
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