

# Colbrook Avenue

Hayes • Middlesex • UB3 1TG

Guide Price: £640,000



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This stylish and delightfully renovated semi-detached family home boasts ample natural light with ultra modern interiors. Inside, it offers a shower room, spacious through lounge with a bay window and ample room for dining, a sleek open-plan kitchen and breakfast area with contemporary units, skylights, utility room and large sliding doors opening onto the garden.

Upstairs there are three bedrooms and a family bathroom, making it ideal for growing families. The rear garden is vast and neatly landscaped, featuring a lawn, planted borders and a covered patio seating area perfect for outdoor entertaining. At the front, the house has attractive brick and render detailing, a smart entrance porch and off-street parking with EV charging port.

Semi-detached residence

Three bedrooms

Two bathrooms

1125 sq.ft

Open-plan kitchen and breakfast area

Ample living space

Spacious landscaped rear garden

Driveway with EV charging port

Scope to extend further (STPP)

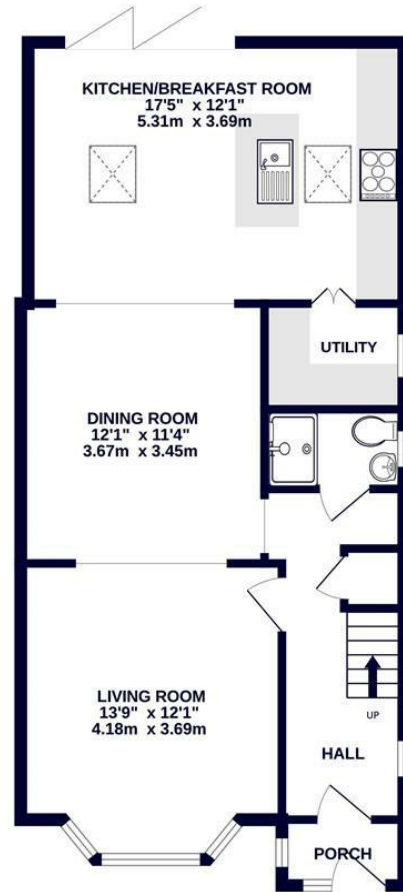
Sought after residential road

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.

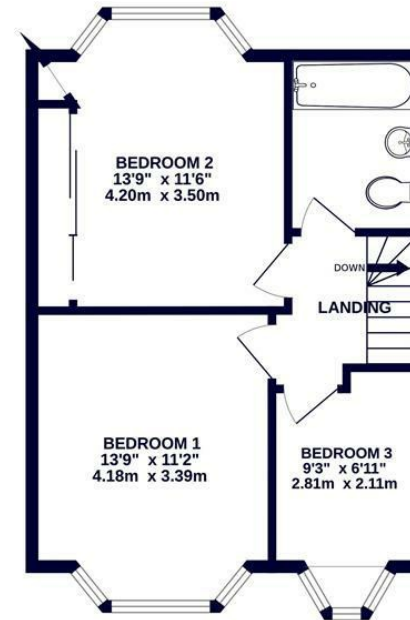




GROUND FLOOR  
666 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1125 sq.ft. (104.6 sq.m.) approx.

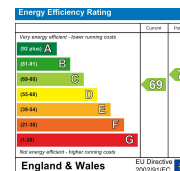
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