

**ALLDAY  
& MILLER**



Waltham Avenue, Hayes, UB3 1TD  
£625,000

 3  2  2  C



Waltham Avenue, Hayes, UB3 1TD

**£625,000**

- Three Bedroom
- Immaculate Condition Throughout
- Off Street Parking
- Easy Access to Hayes Town Centre/Elizabeth Line Station
- Easy Access to M4/M25 Motorways
- Extended To The Rear
- Downstairs WC
- Walking Distance to Local Amenities
- School Catchment Area
- End of Terrace

## Description

This charming house offers a perfect blend of comfort and style, making it an ideal choice for families seeking a welcoming environment.

As you enter the property, you are greeted by a spacious reception rooms that provide ample space for relaxation and entertaining. The ground floor also features a delightful kitchen/breakfast room, along with a convenient downstairs WC.

Moving to the first floor, you will find three well-proportioned bedrooms and a family bathroom.

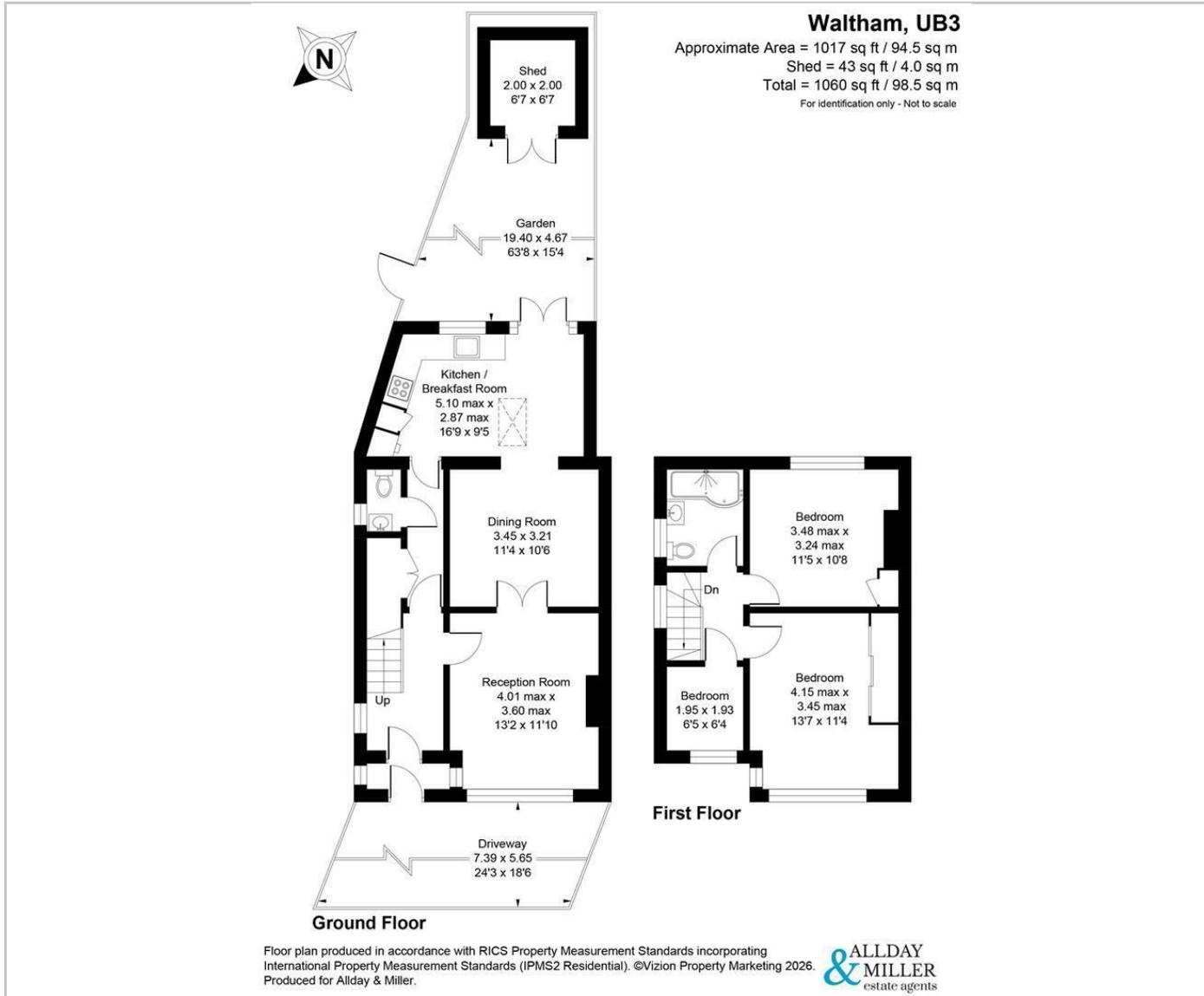
The front drive offers parking, adding to the convenience of this wonderful home. Outside, the property boasts a well-maintained private garden.

## Situation

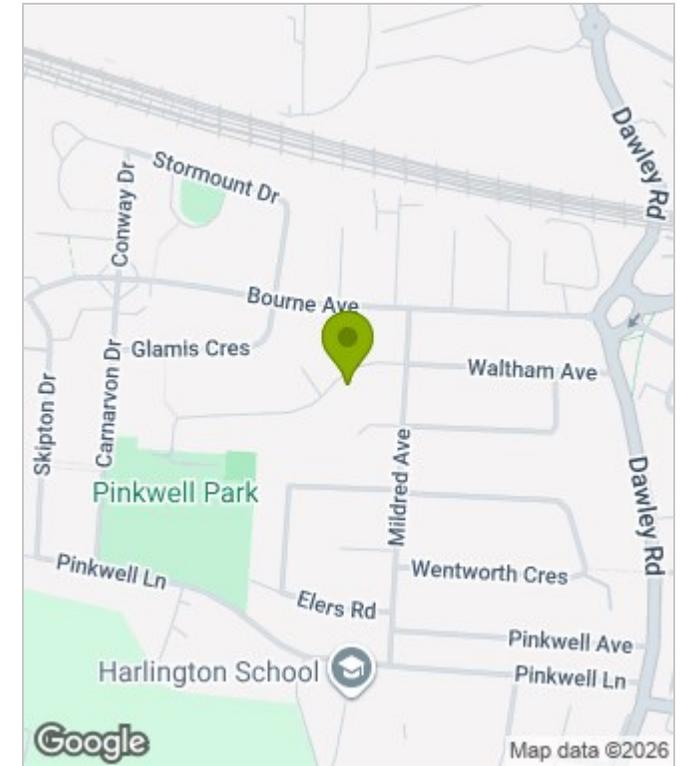
Waltham Avenue is located a short drive to Hayes & Harlington station (Elizabeth Line) that gives fast and frequent access into central London and beyond. There frequent bus routes taking you to Heathrow terminals, Uxbridge, Ealing, Hounslow and Harrow. You have a large ASDA superstore nearby with Hayes Town High Street offering an array of local shops, cafes and coffee shops, also Botwell sports and leisure centre. Local schools with good Ofsted ratings all within a short distance from the property including Harlington School & Pinkwell Primary School.



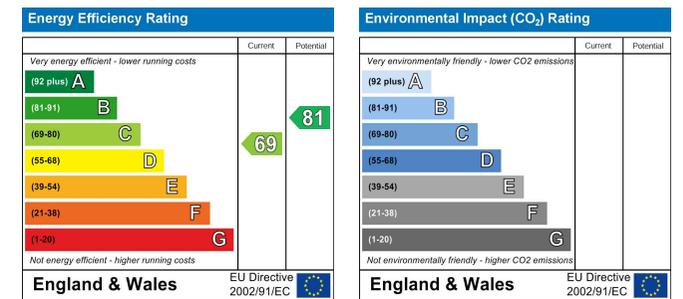
## Floor Plans



## Area Map



## Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.