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## Mildred Avenue, Hayes, UB3 1TN

CHARRISON DAVIS are delighted to present this very well-presented and charming three-bedroom extended semi-detached family home, situated in a popular residential location, conveniently positioned close to Harlington School and offering excellent transport links to Hayes & Harlington Elizabeth Line station, Heathrow Airport and the M4 motorway for London. This lovely home is ideal for a growing family and benefits from gas central heating, double-glazed windows and spacious, well-planned accommodation throughout. The ground floor comprises an enclosed entrance porch leading into a welcoming home, with a spacious lounge/dining room providing an excellent area for both relaxing and entertaining. To the rear is a stylish, modern fitted kitchen extension, offering contemporary fittings and additional family living space. To the first floor are three good-sized bedrooms, with both double bedrooms benefiting from fitted wardrobes, together with a modern family bathroom incorporating a fitted bath and plumbed shower unit. Outside, the property boasts an excellent and secluded rear garden featuring a paved patio area, a generous lawn, a variety of established shrubs and plants, together with a useful garden shed. To the front is a private brick-paved driveway providing off-street parking for two vehicles.

An excellent opportunity to acquire a beautifully presented family home in a popular and convenient residential location. Early viewing is highly recommended to fully appreciate everything this lovely property has to offer!

## Asking Price £525,000

**Tel: 020 8573 9922 Fax: 020 8569 3495**
254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ
Email: info@charrisondavis.com www.charrisondavis.co.uk

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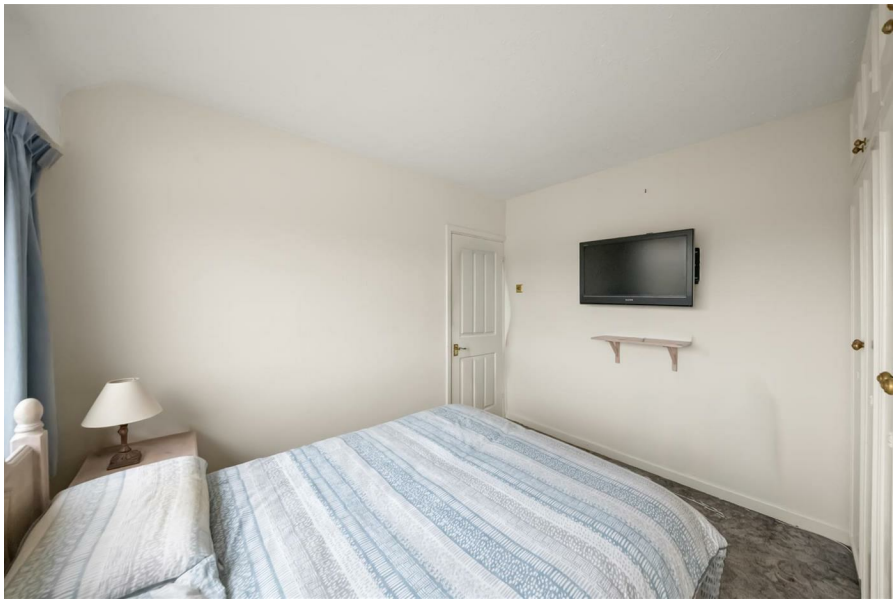

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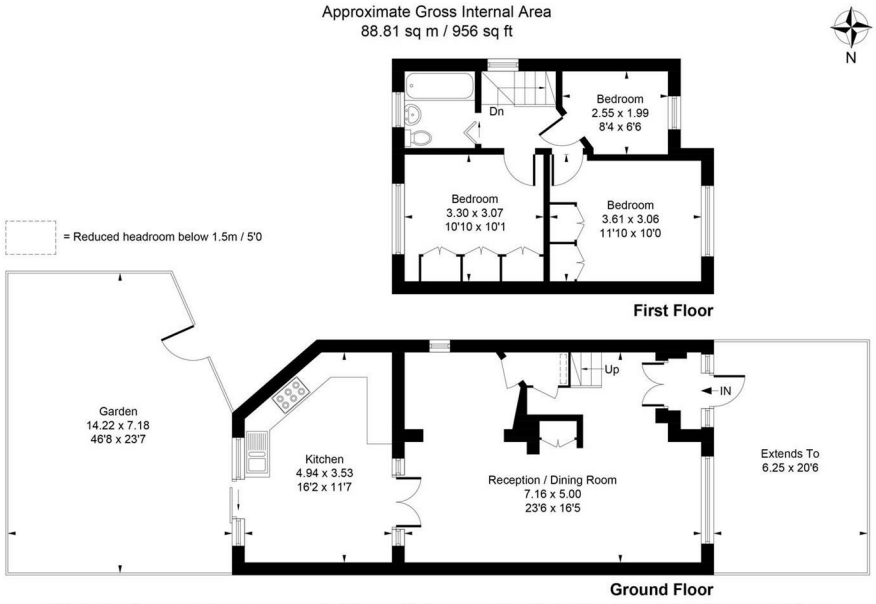


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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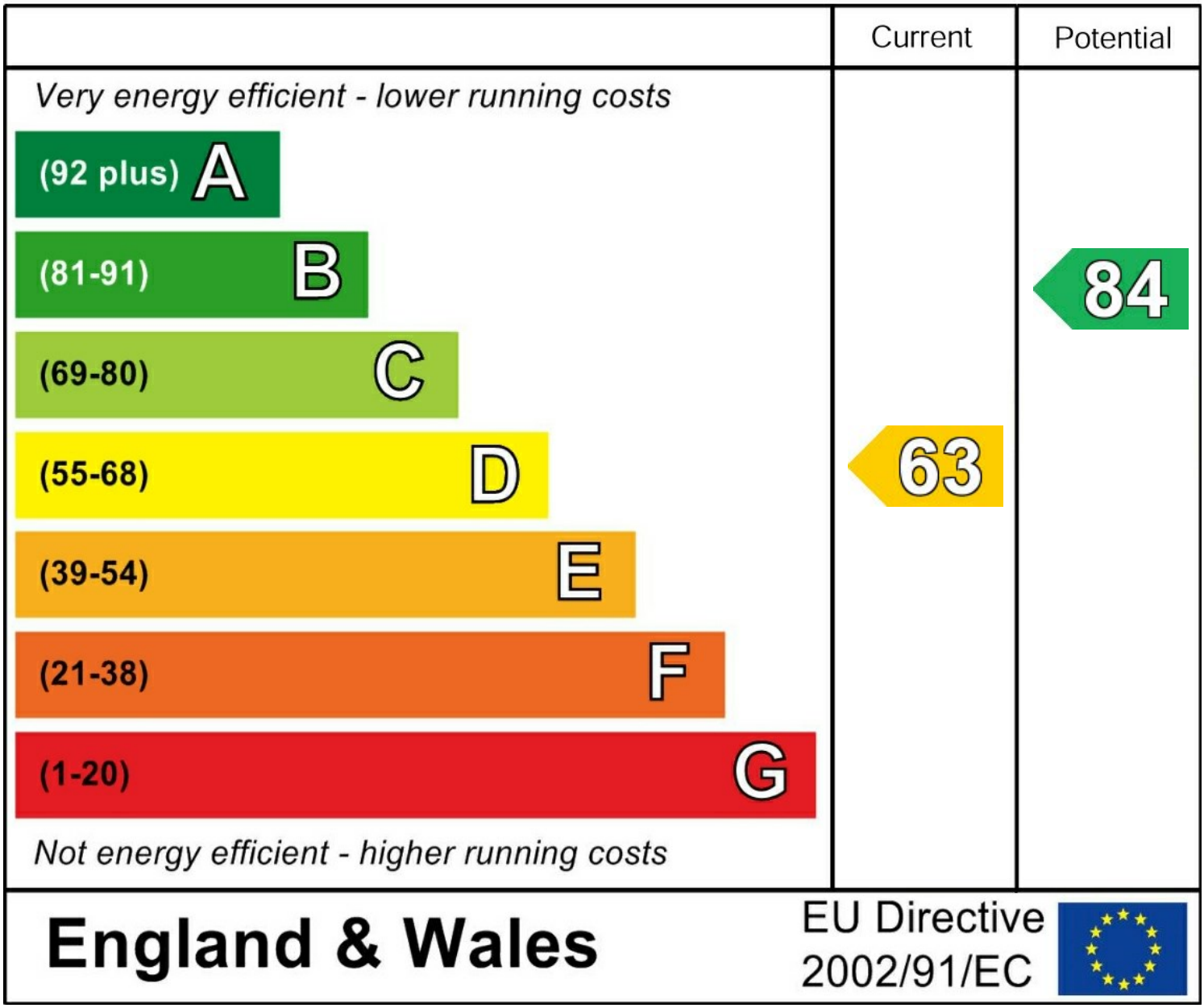
# Energy Efficiency Rating



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