



Waltham Avenue, Hayes, UB3 1TA

CHARRISON DAVIS OFFER FOR SALE THIS 3 BEDROOM SEMI DETACHED HOUSE WITH SO MUCH POTENTIAL TO EXTEND AND IMPROVE (stpp) WITH GARAGE/OWN DRIVE SIDE SPACE PROVIDING 'BAGS OF POTENTIAL' TO CREATE A LARGE FAMILY HOUSE WITH MULTIPLE OFF STREET PARKING. This property has gas central heating and double glazed windows with the accommodation currently providing an entrance hall, lounge/dining room, fitted kitchen, 3 good sized bedrooms, loft space suitable for conversion stpp and a re-fitted modern bathroom/toilet. Outside has generous frontage and a detached garage with own driveway to the side providing space to extend. The rear garden has much potential and there is a large detached outbuilding requiring repair.

Waltham Avenue is located walking distance to Hayes town shopping centre and Hayes & Harlington station (Elizabeth Line). Frequent bus routes are on-hand for Heathrow terminals, Uxbridge, Ealing, Hounslow and Harrow. You also have a large ASDA superstore and Botwell sports/leisure centre. Local schools with good Ofsted ratings all within a short distance from the property including Harlington School & Pinkwell Primary School.

AVAILABLE WITH IMMEDIATE VACANT POSSESSION AND NO ONWARD CHAIN!

Offers In Excess Of £520,000

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	62	79
England & Wales	EU Directive 2002/91/EC	

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