

Sixth Avenue

Hayes • Middlesex • UB3 2ES

Guide Price: £600,000



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Situated on a popular residential road, this attractive four/ five-bedroom terraced home offers off-street parking and a welcoming frontage. Inside, the property features a spacious 16ft living room, an impressive 21ft kitchen, and well-proportioned accommodation throughout, including a ground floor bedroom and two bathrooms. To the rear, you'll find a private south-east facing garden, providing the perfect space for relaxing or entertaining. Conveniently located close to local shops, schools, and excellent transport links, this home is ideal for families and commuters.

Four bedroom house

Off Street Parking

16ft living room

21ft kitchen

5 bedrooms

16ft main bedroom

Two bathrooms

Private rear garden

Extended

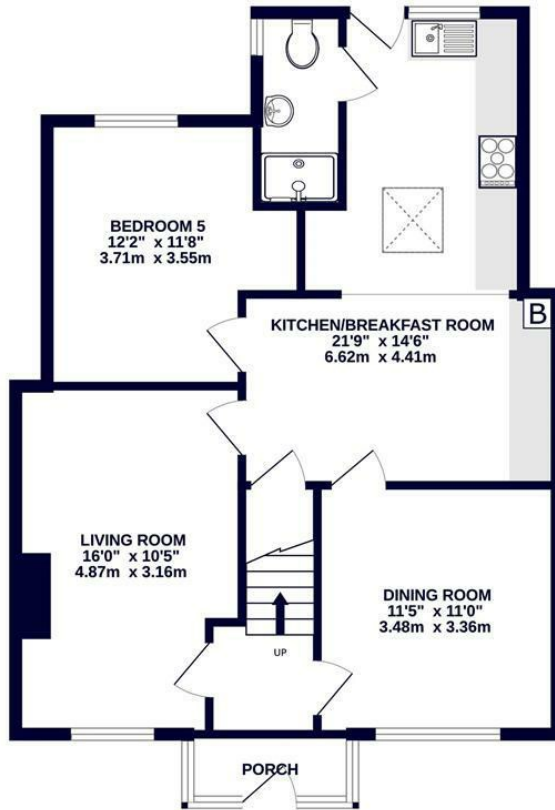
Great transport links

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.

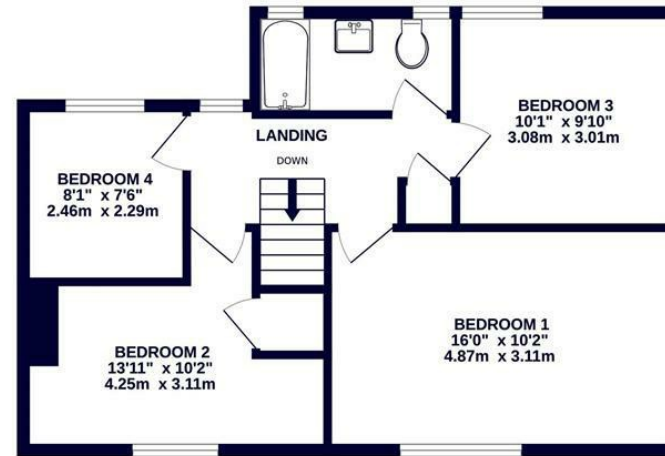




GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1298 sq.ft. (120.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-21)		
Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.