



## Waltham Avenue, Hayes, UB3 1TE

- Four Bedrooms
- Two Bathrooms & Ground Floor WC
- Open Plan Kitchen & Dining Area
- No Chain
- 50 Sq. M Double Garage with Rear Access

- Extended Terraced House
- Off Street Parking
- Separate Sitting Room
- Large Rear Garden
- EPC Rating D / Council Tax Band D

**Asking Price £675,000**

# Waltham Avenue, Hayes, UB3 1TE



Situated on a sought after residential street in South Hayes is this vastly extended, four bedroom terraced home being offered for sale with NO ONWARD CHAIN in Waltham Avenue. The property offers versatile accommodation throughout and would suit a family or long term buy to let investor.

The property comprises porch to entrance hall, separate sitting room, open plan kitchen/diner with sitting area, ground floor wc, three first floor bedrooms with a separate, modern bathroom suite and to the second floor a master bedroom with en-suite shower room. Outside the property has off street parking for two cars, generous rear garden and a rarely available double garage which is approximately 50 square meters with electric shutters and rear vehicular access via service road.

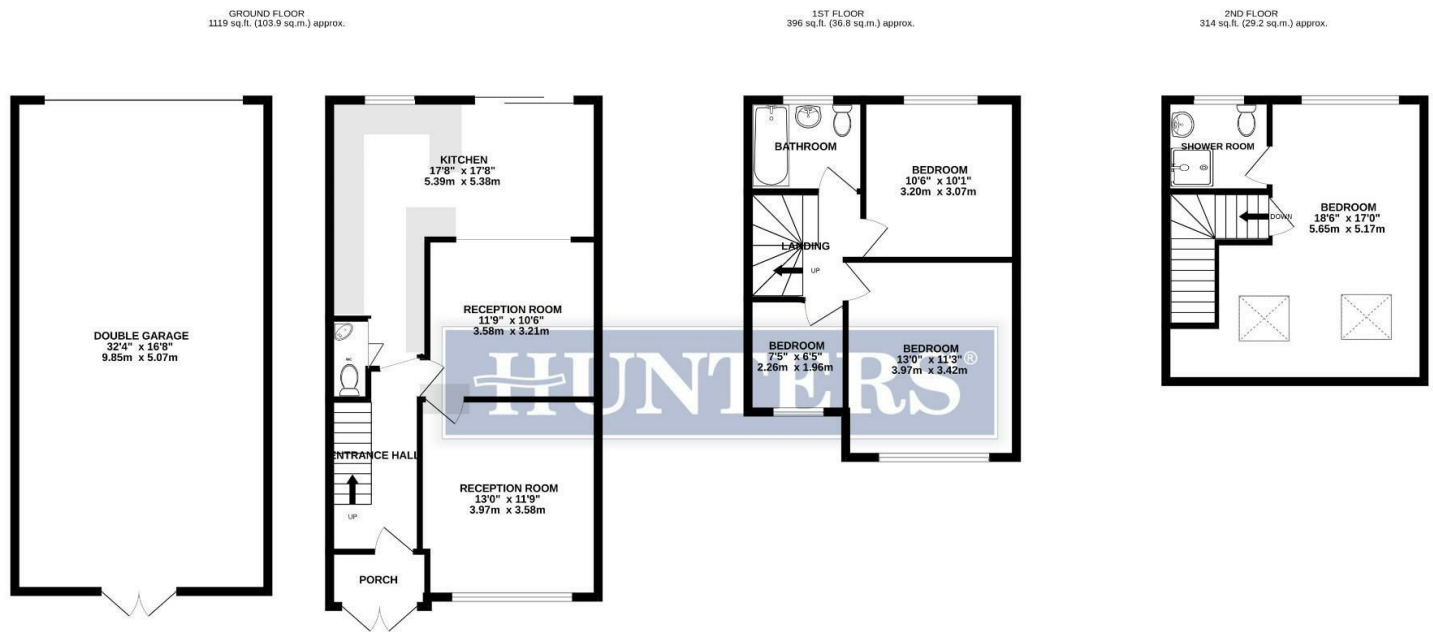


Waltham Avenue is set off Dawley Road and is prominently located being nearby to local schools, bus links and amenities. The Hayes and Harlington Station is under a mile away now servicing the Elizabeth Line and you are a short drive from Heathrow Airport & the A312/A40/M4 motorway links. Contact us today for more information or to book your viewing!



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TOTAL FLOOR AREA : 1829 sq.ft. (170.0 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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### Viewings

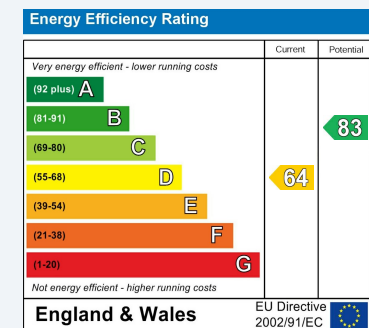
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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