



Berwick Avenue, Hayes, UB4 0NG

- End Terrace House
- Downstairs Shower Room & First Floor Bathroom
- Modern Kitchen with Breakfast Bar
- Off Street Parking
- Close to Local Amenities, Schools & Transport Links

- Three Bedrooms
- Spacious Reception Room
- Conservatory
- Private Rear Garden & Rear Garage
- EPC Rating: D/Council Tax Band: D

Asking Price £585,000



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Situated on the sought-after Berwick Avenue in Hayes, this spacious three-bedroom end terrace home offers approximately 1,387 sq.ft of versatile living space, ideal for families seeking generous accommodation, practical features, and excellent local convenience.

The property benefits from off-street parking, a front porch, and side access, leading into a welcoming entrance hall. The ground floor boasts an impressive reception room, providing ample space for both living and dining. To the rear is a modern kitchen with breakfast bar opening into a large kitchen/breakfast room, perfect for family life and entertaining. A second kitchen adds flexibility and offers direct side access to both the rear garden and front of the property. The ground floor is further complemented by a downstairs shower room and conservatory space. Upstairs, there are three well-proportioned bedrooms, including two generous doubles, alongside a first-floor family bathroom.

Externally, the home features a spacious rear garden and a substantial rear garage, ideal for storage, workshop use, or additional parking.

Conveniently located close to local shops, supermarkets, and amenities, the property also offers easy access to Southall Station (Elizabeth Line), Hayes & Harlington Station, excellent bus routes, and reputable nearby schools including Tudor Primary School, Guru Nanak Sikh Academy, and Villiers High School.

EPC Rating: D/Council Tax Band: D

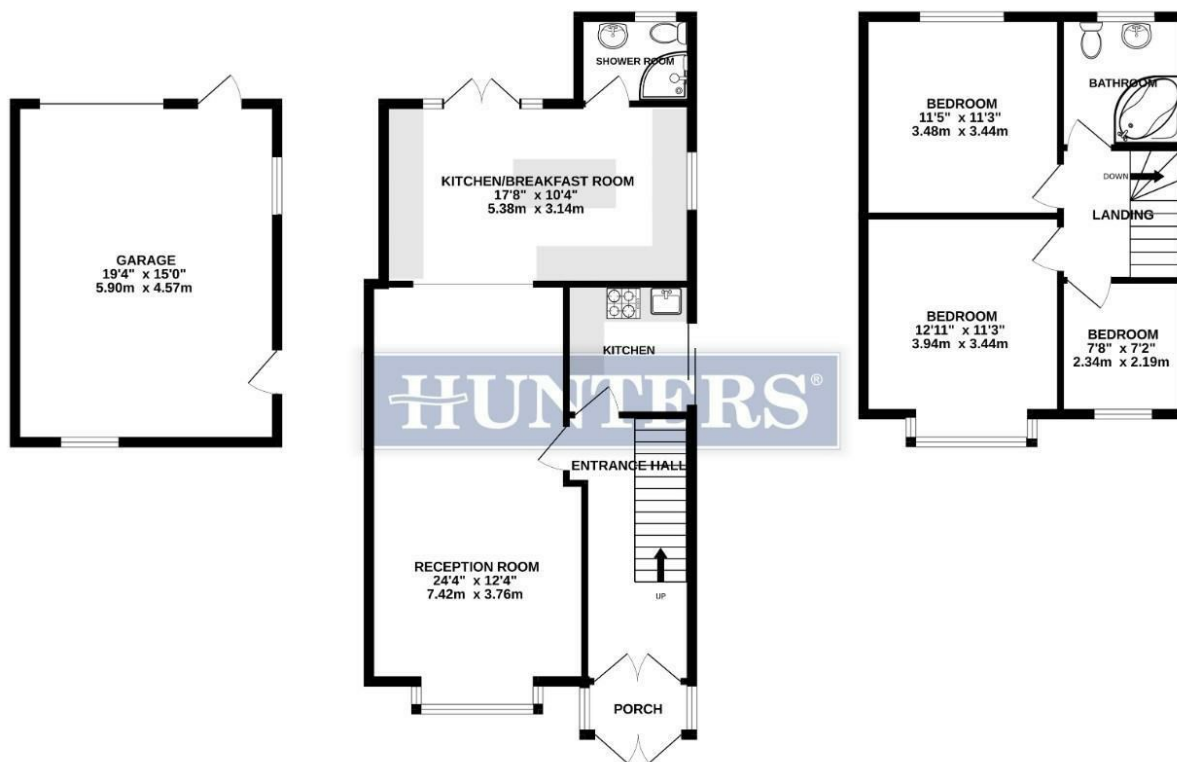


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GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1387 sq.ft. (128.8 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

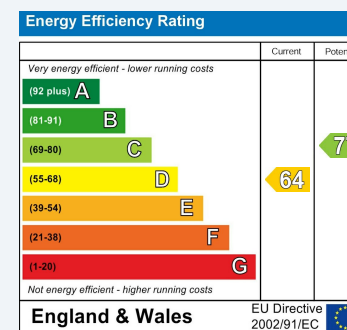
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.