

# Strathearn Avenue

Hayes • Middlesex • UB3 5HJ

Guide Price: £495,000



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Offered to the market with no onward chain, this extended two-bedroom semi-detached home presents an exciting opportunity for buyers looking to modernise and create a property tailored to their own tastes and requirements. Extending to approximately 1,057 sq ft, the property offers well-proportioned accommodation throughout and benefits from a detached garage and generous outdoor space.

While the property would benefit from renovation, it provides excellent scope for improvement and value enhancement. The existing extension already offers additional living space, whilst there remains further potential to extend and reconfigure the accommodation, subject to the necessary planning permissions. Situated on the popular Strathearn Avenue, the property is conveniently located for local amenities, schools and transport links, making it an ideal purchase for homeowners, investors and developers alike.

Two bedroom

Semi detached

Extended

Potential to extend further (STPP)

No chain

1057 sq ft

Garage

Generous rear garden

Popular residential location

Excellent renovation opportunity

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.





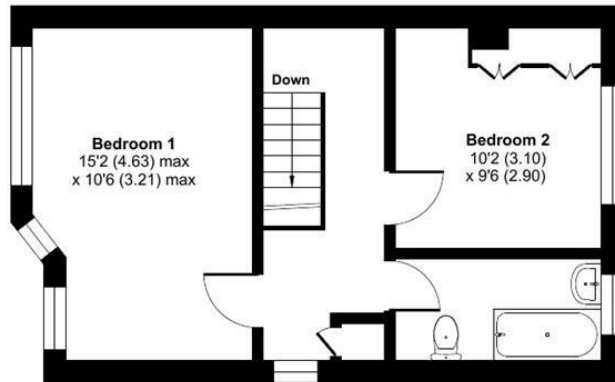
# Strathearn Avenue, Hayes, UB3

Approximate Area = 917 sq ft / 85.1 sq m

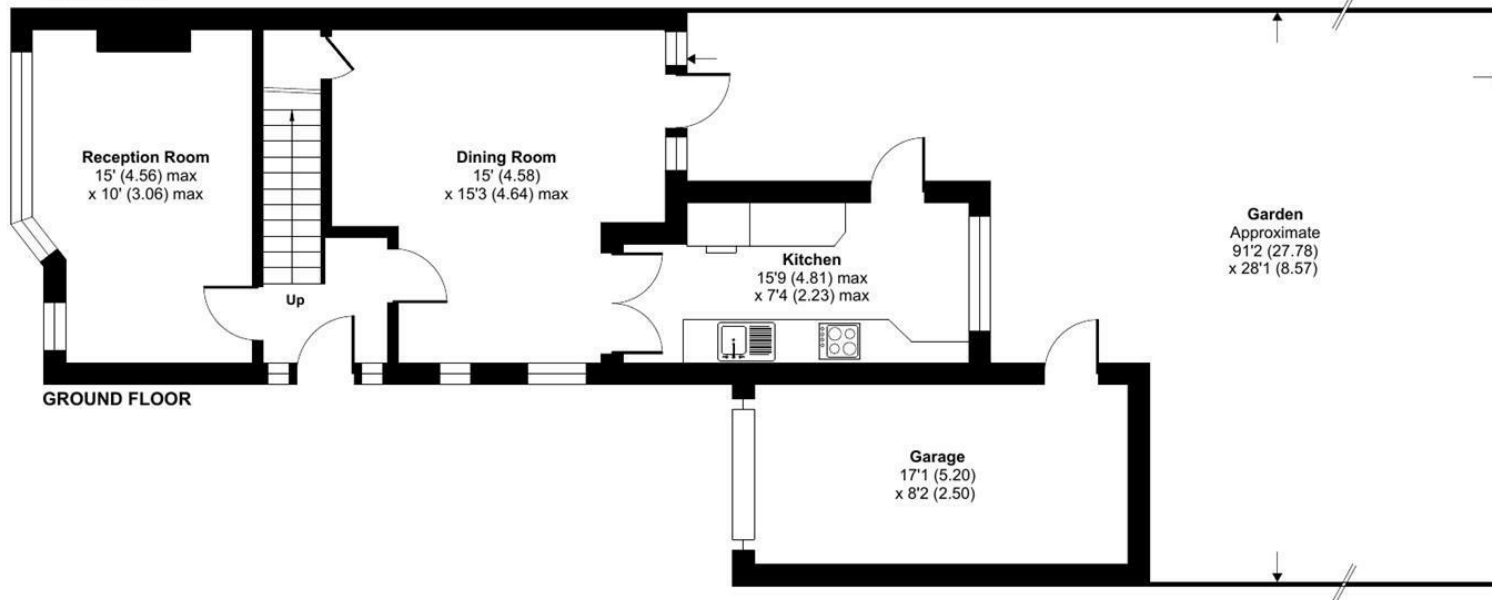
Garage = 140 sq ft / 13 sq m

Total = 1057 sq ft / 98.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Coopers. REF: 1470876

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
Energy Efficiency Rating Legend		75	57
England & Wales		03/01/2022	2022/01/20

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.