

ALLDAY
& MILLER

Bourne Avenue, Hayes, UB3 1QU
£315,000

2 1 1 c



Bourne Avenue, Hayes, UB3 1QU

£315,000

- Two Double Bedroom
- Chain Free
- Transport Links In To Hayes & Uxbridge Town Centres
- New Boiler Installed
- 114 Year Lease
- First Floor Apartment
- Short Walk to Local Amenities
- Good Condition Throughout
- Balcony
- 702 sq ft / 65.2 sq m

Description

This delightful home offers a perfect blend of comfort and style. As you step inside, you are welcomed by a bright and spacious reception room, which provides an inviting atmosphere for relaxation and entertainment. This room also boasts access to a balcony.

The property features a fitted kitchen with ample storage and workspace, two generous bedrooms, each offering a peaceful retreat for rest and relaxation. Completing this property is a family bathroom.

Situation

The property is located a short walk to Hayes and Harlington station (Elizabeth Line), there frequent bus routes taking you to Heathrow terminals, Uxbridge, Ealing, Hounslow and Harrow. You have a large ASDA superstore nearby with Hayes Town High Street offering an array of local shops, cafes and coffee shops, also Botwell sports and leisure centre. Local schools with good Ofsted ratings all within a short distance from the property including Harlington School & Pinkwell Primary School.



Nevin House, Bourne Avenue, UB3
Approximate Area = 702 sq ft / 65.2 sq m
For identification only - Not to scale

Balcony
3.67 x 1.13
12'0 x 3'8

Reception Room
4.69 max x
3.64 max
15'5 x 11'11

Bedroom
4.04 x 3.06
13'3 x 10'0

Bedroom
3.63 x 2.70
11'11 x 8'10

Kitchen
4.60 max x 1.96 max
15'1 x 6'5

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

ALLDAY & MILLER
estate agents

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>				78	78
England & Wales EU Directive 2002/91/EC					

Environmental Impact (CO ₂) Rating		Current	Potential		
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>					
England & Wales EU Directive 2002/91/EC					

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.