



## Ninth Avenue, Hayes, UB3 2HH

- NO CHAIN
- Three Bedrooms
- Huge Scope to Extend (STPP)
- Blank Canvas
- Quiet Location & Close Proximity to Hayes Town
- NON STANDARD CONSTRUCTION (STEEL FRAMED)
- Semi Detached
- Own Driveway
- Generous Rear Garden
- EPC Rating E / Council Tax Band D

**Offers In Excess Of £450,000**



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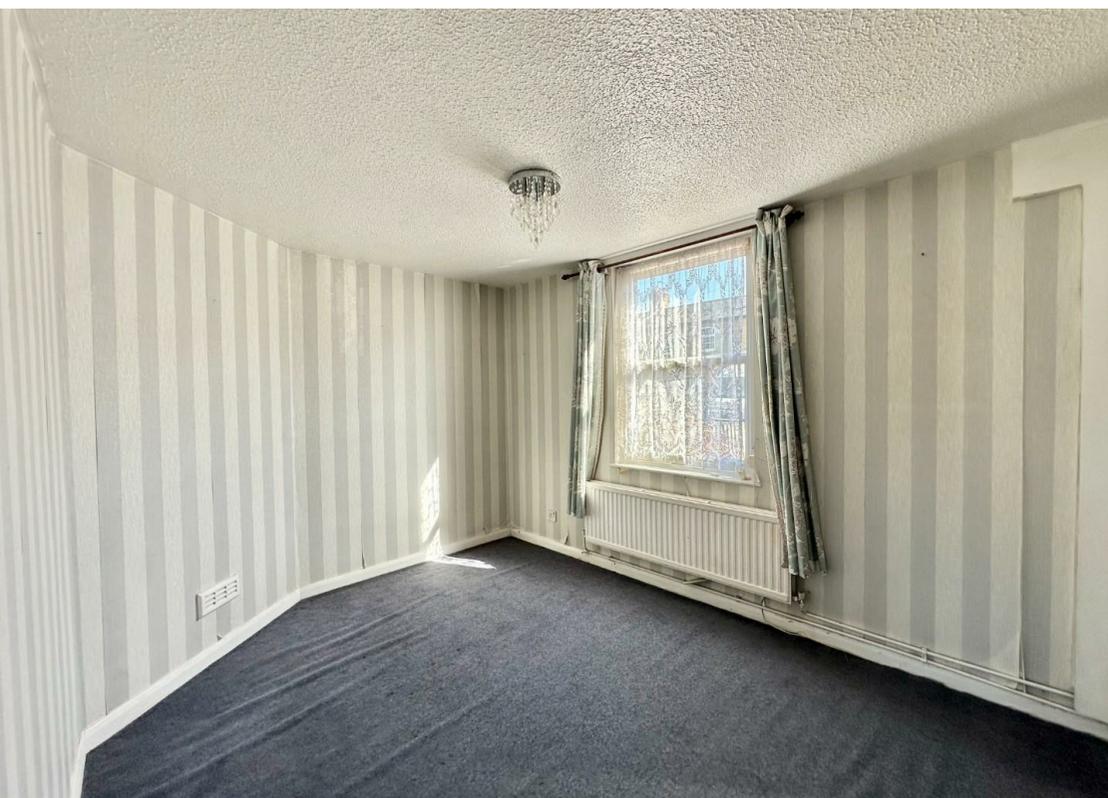
## DESCRIPTION

**\*\*CHAIN FREE & NON STANDARD CONSTRUCTION (STEEL FRAMED)\*\*** Nestled in Ninth Avenue, Hayes, this delightful house presents an excellent opportunity for families or individuals seeking a comfortable and inviting home providing further scope to extend and develop subject to planning permission.

The property comprises double reception room, dining room, kitchen to the rear, three first floor bedrooms and a fitted bathroom. Outside, the property has its own driveway and to the rear a generous garden including a garage.

Situated in a friendly neighborhood, this home is ideally located close to local amenities, schools, and transport links, making it a perfect choice for those who value both comfort and accessibility. Whether you are looking to settle down or invest, this property on Ninth Avenue is a wonderful option that should not be overlooked.

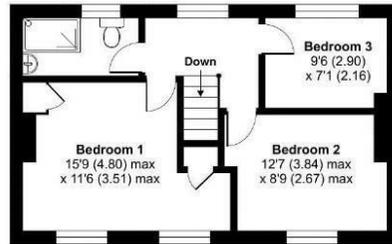




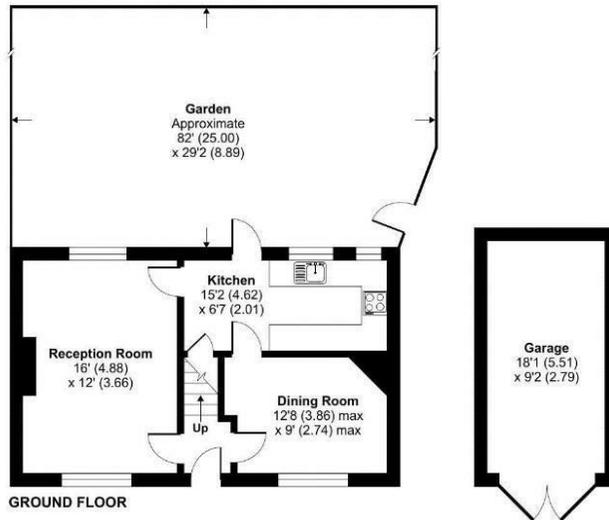


## Ninth Avenue, Hayes, UB3

Approximate Area = 934 sq ft / 86.7 sq m  
Garage = 165 sq ft / 15.3 sq m  
Total = 1099 sq ft / 102 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. REF: 1388560

### Viewings

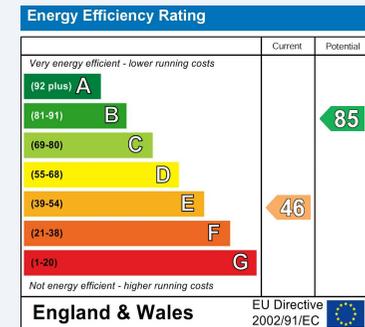
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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