Whittington Avenue, Hayes, UB4 0AE

- End Terrace House
- Through Lounge
- Family Bathroom
- Off Street Parking & Generous Rear Garden with a Shed that has Electric
- Potential to Extend (STPP)
- Two Spacious Bedrooms
- Separate Modern Kitchen
- Good Condition
- Close to Local Amenities, Schools & Transport Links
- EPC Rating: TBC/Council Tax Band: C

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HERE TO GET *you* THERE

Asking Price £440,000

Whittington Avenue, Hayes, UB4 0AE

DESCRIPTION

This well-presented end terrace home, on Whittington Avenue, offering an excellent opportunity for first-time buyers, young families, or investors seeking a property in a convenient and well-connected residential location.

This attractive property features two spacious double bedrooms, providing comfortable accommodation with plenty of natural light. The ground floor boasts a bright and airy through lounge that flows into the kitchen area, creating a welcoming space ideal for both relaxing and entertaining. In addition, the modern kitchen, thoughtfully designed with practicality and style in mind. The home also benefits from a contemporary family bathroom and is presented in good condition throughout, allowing buyers to move in with minimal fuss.

To the rear, the property offers a generous private garden, perfect for outdoor living and family enjoyment. This impressive space includes a patio area, decking, and lawn, as well as a large shed with electricity—ideal for storage, a workshop, or hobby space.

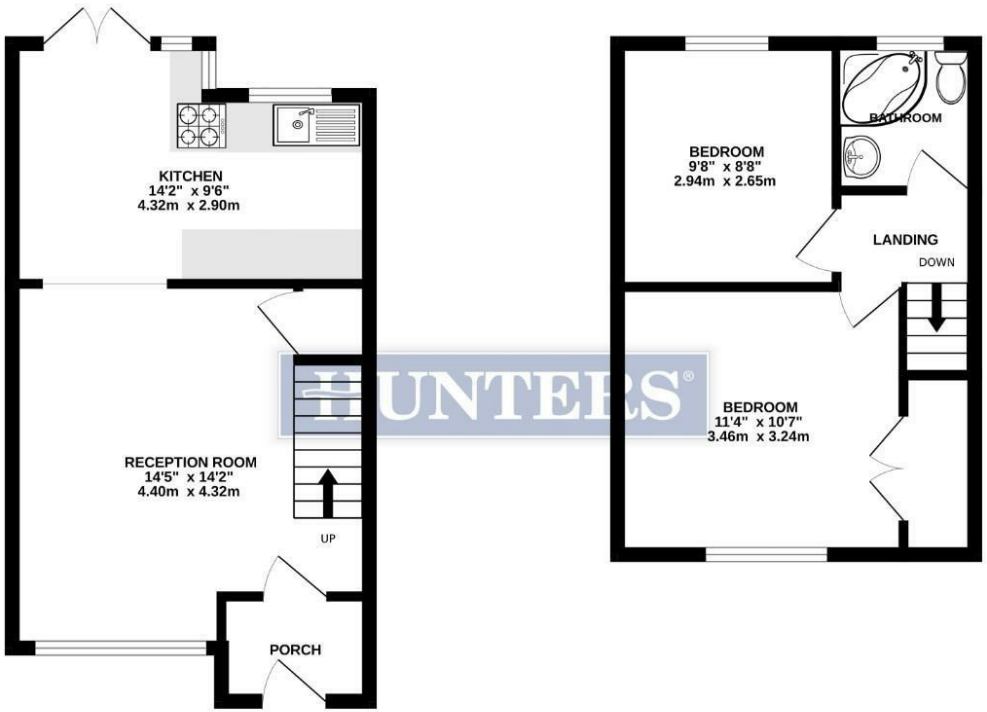
To the front, there is off-street parking, along with secure gated side access leading to the garden. The side access is enclosed and secure even before reaching the garden gate, offering added peace of mind for families and pet owners.

Ideally situated close to a wide range of local amenities, the property is within easy reach of shops and supermarkets including Tesco Superstore and Lombardy Retail Park, while families will appreciate nearby schools such as Minet Infant & Nursery School, Minet Junior School, and Guru Nanak Sikh Academy. Excellent transport links include nearby bus routes, easy access to the A312, A40, M4, and M25, as well as convenient connections to Hayes & Harlington Station (Elizabeth Line), providing fast routes into Central London, Heathrow Airport, and beyond.

EPC Rating: TBC/Council Tax Band: C

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.

1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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

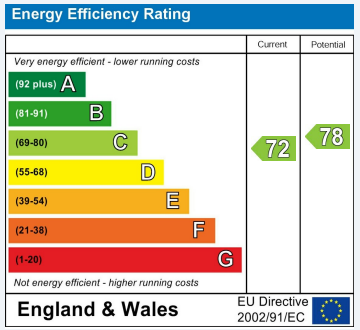
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email: hayes@hunters.com https://www.hunters.com

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