



## Oakington Avenue, Hayes, UB3 4AH

- Four/Five Bedrooms
- Vastly Extended
- Fantastic Condition Throughout
- Enclosed & Private Rear Garden
- Great Location in Quiet Cul De Sac
- Semi Detached
- Further Scope to Extend & Develop (STPP)
- Through Lounge
- Off Street Parking
- EPC Rating D

**Asking Price £625,000**



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Situated in a popular and residential cul de sac is this well appointed four/five bedroom house being offered for sale in Oakington Avenue. The property is brought to the market in great condition throughout and has the benefit of already being vastly extended, with additional scope to extend subject to planning permission.

To the ground floor, the property comprises entrance porch, 'L' shaped through lounge, modern fitted kitchen, separate dining room or fifth bedroom, modern shower room and double bedroom. To the first floor you are met with the three double bedrooms and a modern four piece bathroom suite. Outside, the property has generous front, side and rear gardens along with off street parking and offers further frontage to create a bigger driveway if required.



Oakington Avenue is a popular residential street in South Hayes and is within close proximity to bus links, amenities and schools. You are within easy reach of Hayes and Harlington train station, now servicing the Elizabeth Line along with vehicular access to the A312/A40, M25 and M40 motorway links. Viewings are highly advised.



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Approximate Gross Internal Area = 116.90 sq m / 1258 sq ft  
(Excluding Shed)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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### 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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | 8         |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         | 71        |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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.