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## Mildred Avenue, Hayes, UB3 1TR

BAGS OF POTENTIAL – AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS AND INVESTORS!
CHARRISON DAVIS OFFER FOR SALE This spacious 3 bedroom terraced family home, ideally situated just moments from the highly regarded Harlington School. Popular residential area with local shopping parades and excellent transport links, including Hayes & Harlington Elizabeth Line station, the M4, Heathrow Airport and routes into London. WITH NO UPPER CHAIN this property offers enormous scope to improve, modernise and add value, and represents the perfect blank canvas for a young family looking to create their ideal home or a rental investor seeking their next opportunity.
The property benefits from gas central heating and double-glazed windows, although some updating is required. The spacious accommodation currently comprises an entrance hall, lounge, separate dining room and a fitted kitchen. Upstairs, there are 2 double bedrooms, a further single bedroom and a modern shower room with WC. There is also loft space offering potential for conversion, subject to the necessary planning permissions and building regulations.
Externally, the property boasts its own driveway providing off-street parking for two vehicles, together with a particularly impressive rear garden extending to approximately 80' feet. There is also vehicular rear access, offering further potential for garage or additional parking facilities, subject to the necessary permissions.

## Guide Price £499,950

**Tel: 020 8573 9922 Fax: 020 8569 3495**
254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ
Email: info@charrisondavis.com www.charrisondavis.co.uk

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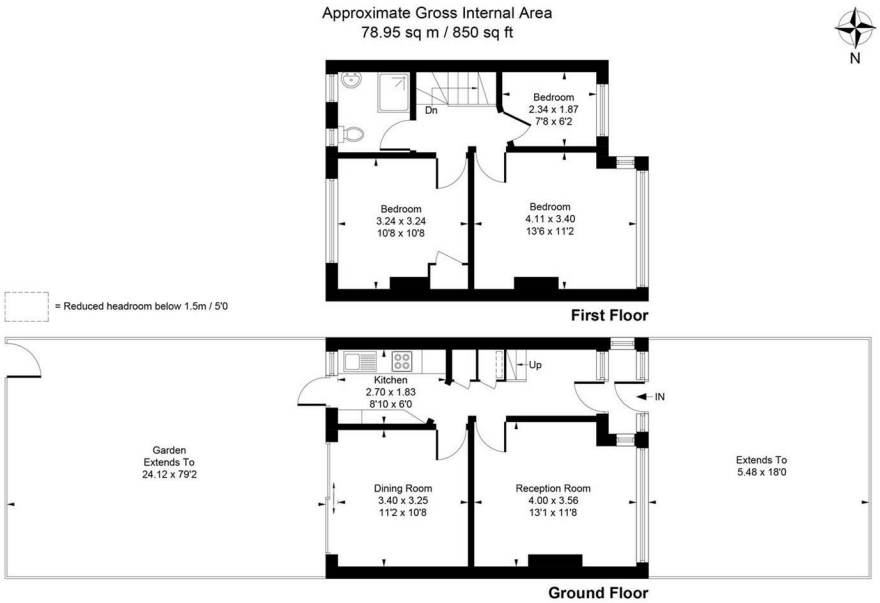


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Approximate Gross Internal Area
78.95 sq m / 850 sq ft

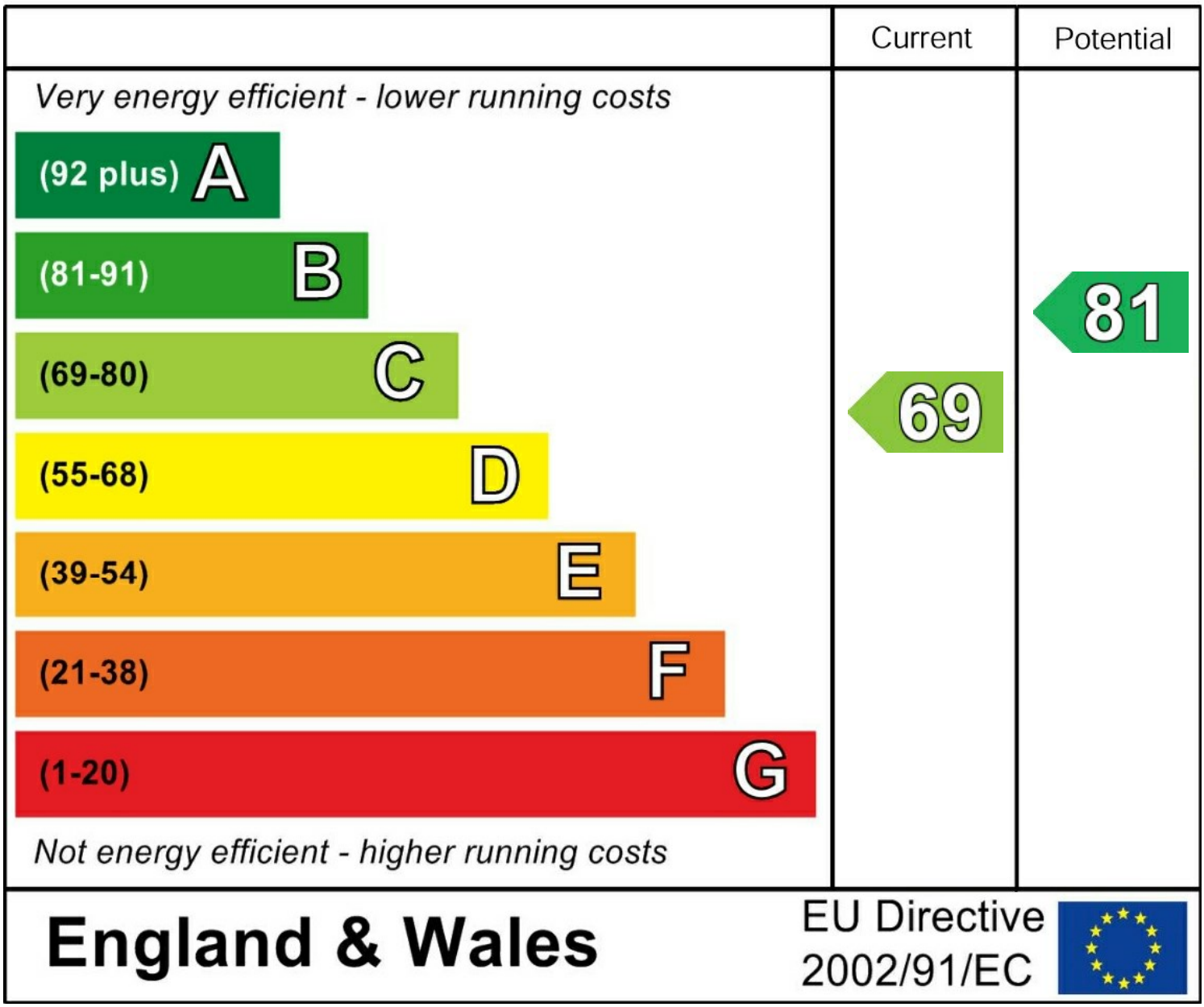



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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# Energy Efficiency Rating



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