



## Ashford Avenue, Hayes, UB4 0NA

- Four/Five Bedroom House
- Gated Own Driveway
- Modern Fitted Open Plan Kitchen & Diner
- Private Rear Garden
- EPC Rating: D

- Semi Detached
- Vastly Extended
- Open Plan Reception Room
- Large Outbuilding w/ Rear Access
- Two Bathrooms

**Asking Price £645,000**

# Ashford Avenue, Hayes, UB4 0NA



A skillfully extended and well presented four/five bedroom house offered for sale in Ashford Avenue. This semi detached home offers spacious accommodation throughout and perfect for growing families or a buy to let investment, providing opportunity for a HMO.

The property comprises large porch to entrance hall, separate sitting room/fifth bedroom, open plan reception room, extended kitchen & diner, ground floor fourth bedroom and a shower room. To the first floor there are three bedrooms all with fitted wardrobes and a separate three piece bathroom suite. Outside the property has its own gated driveway, low maintenance rear garden being part paved, part lawn and a large outbuilding providing multiple storage rooms and rear access via service road.



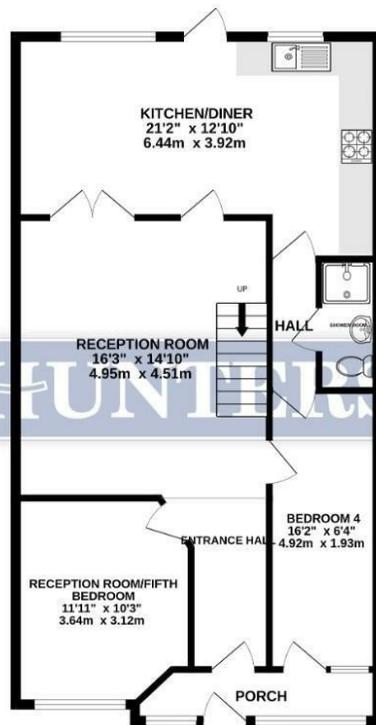
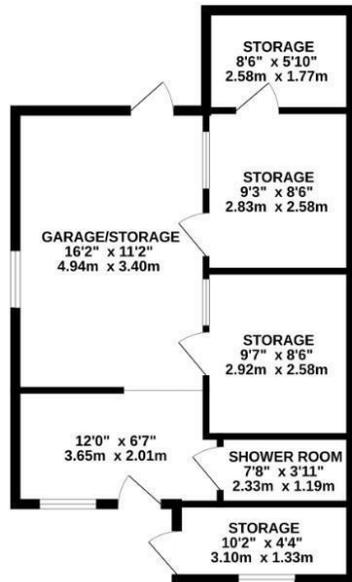
Ashford Avenue is situated off Delamere Road which branches off of the Uxbridge Road on the Southall Borders. You are within close proximity to Southall Broadway, bus links, amenities and local highly regarded schools. You are a short drive from the Uxbridge Road, A312/A40 dual carriageway links, Heathrow Airport and the M25/M40 motorway links.



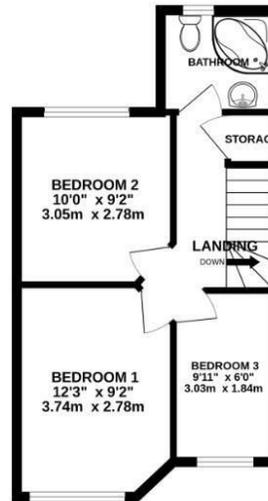
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GROUND FLOOR  
1371 sq.ft. (127.3 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 1734 sq.ft. (161.1 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

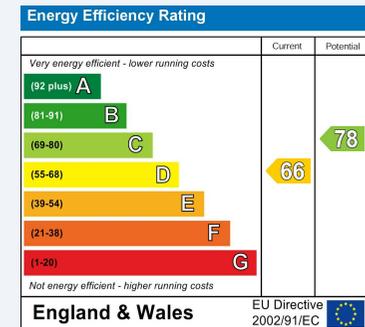
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

