



## Nestles Avenue, Hayes, UB3 4QA

- First Floor Maisonette
- Modern Bathroom
- Separate Kitchen
- Good Condition
- Close to Local Amenities, Schools & Transport Links
- Two Bedrooms
- Separate Reception Room
- Private Rear Garden
- Viewings Advised
- EPC Rating: C/Council Tax: C

**Asking Price £335,000**



# Nestles Avenue, Hayes, UB3 4QA

## DESCRIPTION

A well-presented two-bedroom first floor maisonette situated on the popular Nestles Avenue. Offered in good condition throughout, this property is ideal for first-time buyers, small families, or investors.

The accommodation comprises a bright and spacious separate reception room, providing a comfortable living area perfect for relaxing or entertaining. The property also benefits from a separate kitchen, offering ample storage and workspace.

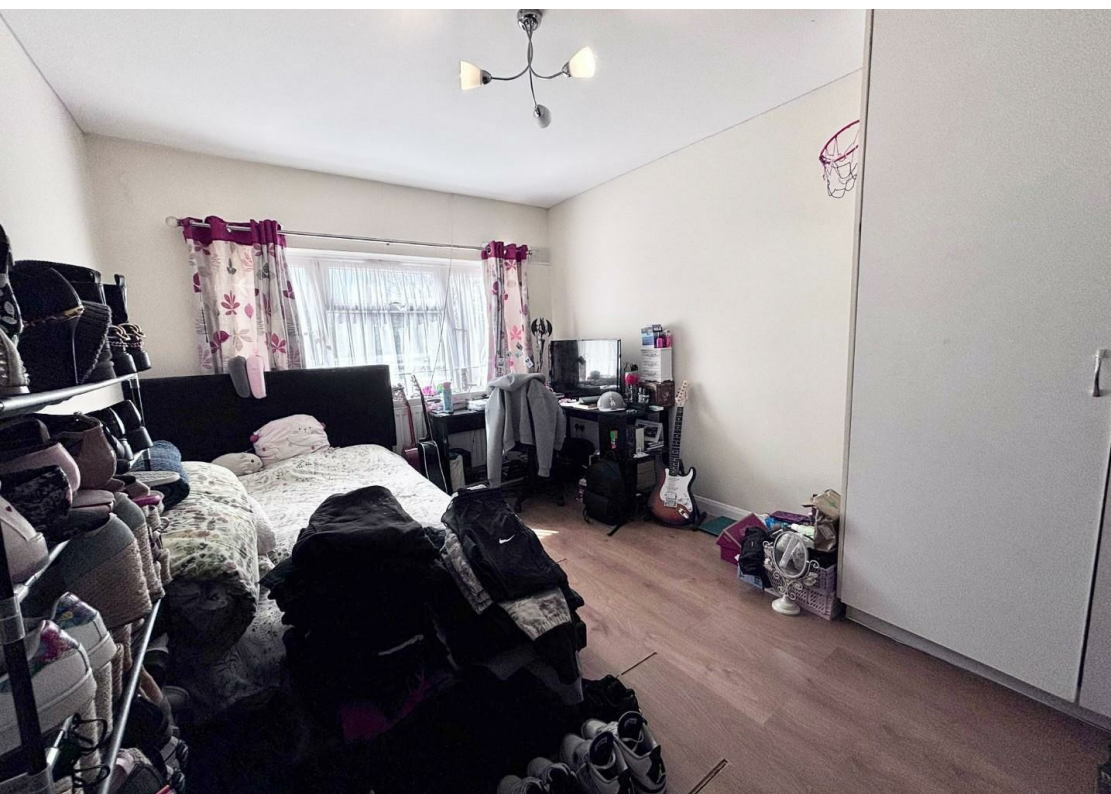
There are two well-proportioned bedrooms, along with a modern bathroom finished to a good standard. The layout is practical and well-balanced, making excellent use of the available space.

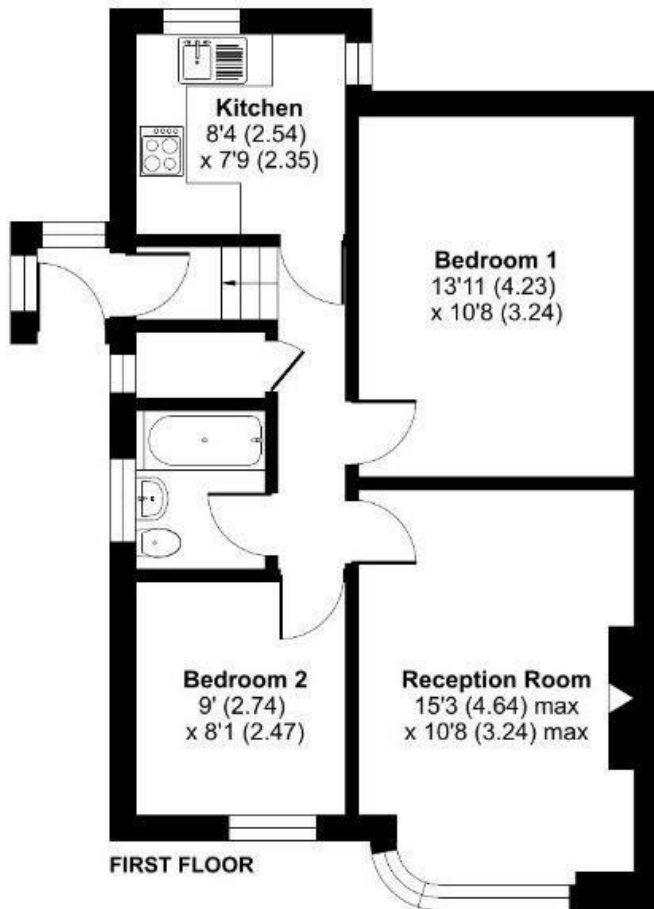
Externally, the property benefits from a private rear garden and there is also permit parking available on the street.

Nestles Avenue is conveniently located close to a variety of local amenities including shops, supermarkets, and eateries along the Uxbridge Road. Families will appreciate nearby schools such as Minet Infant & Nursery School, Minet Junior School, and Hewens College. For commuters, Hayes & Harlington Station (Elizabeth Line) is within easy reach, providing fast and direct access into Central London, Heathrow Airport, and beyond. The property also offers excellent road links via the A312, A40, and M4.

EPC Rating: C/Council Tax: C







**Approximate Area**  
581 Sq. Ft  
54 Sq. M

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026.  
REF: 1407638

### Viewings

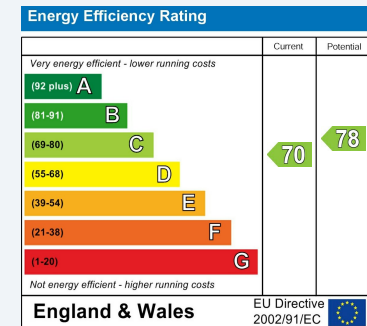
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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