

Strathearn Avenue

Hayes • • UB3 5HJ
Guide Price: £525,000



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This spacious three-bedroom semi-detached property is set in a popular residential area and offers fantastic potential for buyers looking to modernise and create a long-term family home.

The ground floor features a welcoming entrance hall, a bright bay-fronted living room which is open plan into the dining room with patio doors to the rear garden, and a fitted kitchen with side access. Upstairs, there are two generous double bedrooms, a single bedroom ideal as a nursery or home office, and an accessible wet room-style shower room.

Outside, the property benefits from a private driveway leading to a detached garage, a lawned front garden, and a good-sized rear garden mainly laid to lawn.

An excellent opportunity with plenty of space inside and out — early viewing is recommended.

Three bedroom

Semi detached

Potential to extend (STPP)

Large garden

11ft master bedroom

Ideal for first time buyers

Garage

Driveway

Blank canvas

955 sqft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

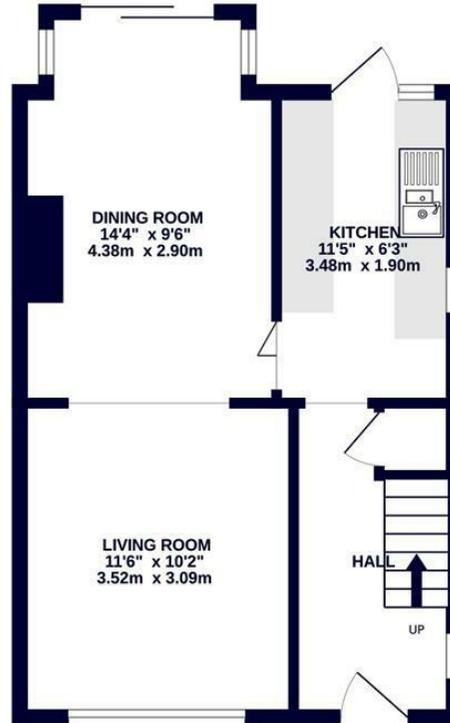




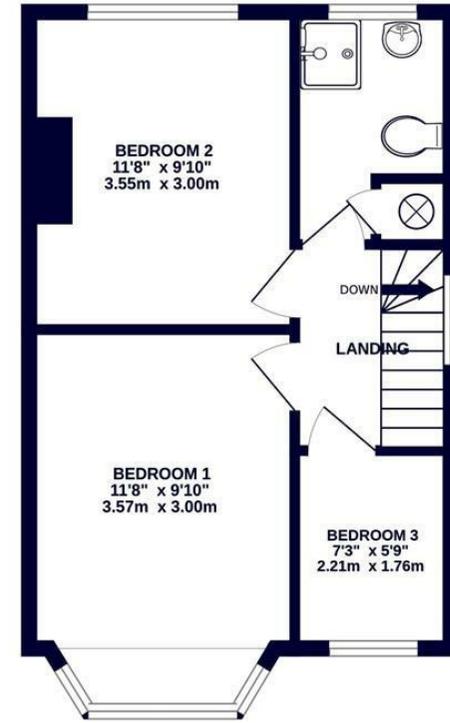
OUTBUILDING
193 sq.ft. (18.0 sq.m.) approx.



GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.8 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		76
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E	47	
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - highest running costs	G		

England & Wales
EPC Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.