

**ALLDAY  
& MILLER**



Mildred Avenue, Hayes, UB3 1TL  
**£575,000**

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- Semi-Detached Home
- Two Bathrooms Including Downstairs Bathroom
- Large Garden With Patio Area
- Walking Distance to Hayes & Harlington Station
- Off Street Parking for Multiple Vehicles
- Loft Conversion / Rear Extension
- Three / Four Bedrooms
- Great School Catchment Areas
- Sleek Modern Kitchen
- Excellently Presented Throughout

## Description

This well presented property has been designed to create a family living space across three floors. The accommodation currently comprises of an inviting entrance hall, downstairs WC, bright and spacious living room flowing into the dining room leading into the fully fitted kitchen with patio doors providing access to the rear garden.

To the first floor offers two double bedrooms, a study room / bedroom and a family bathroom suite.

Rising to the second floor boasts a further double bedroom.

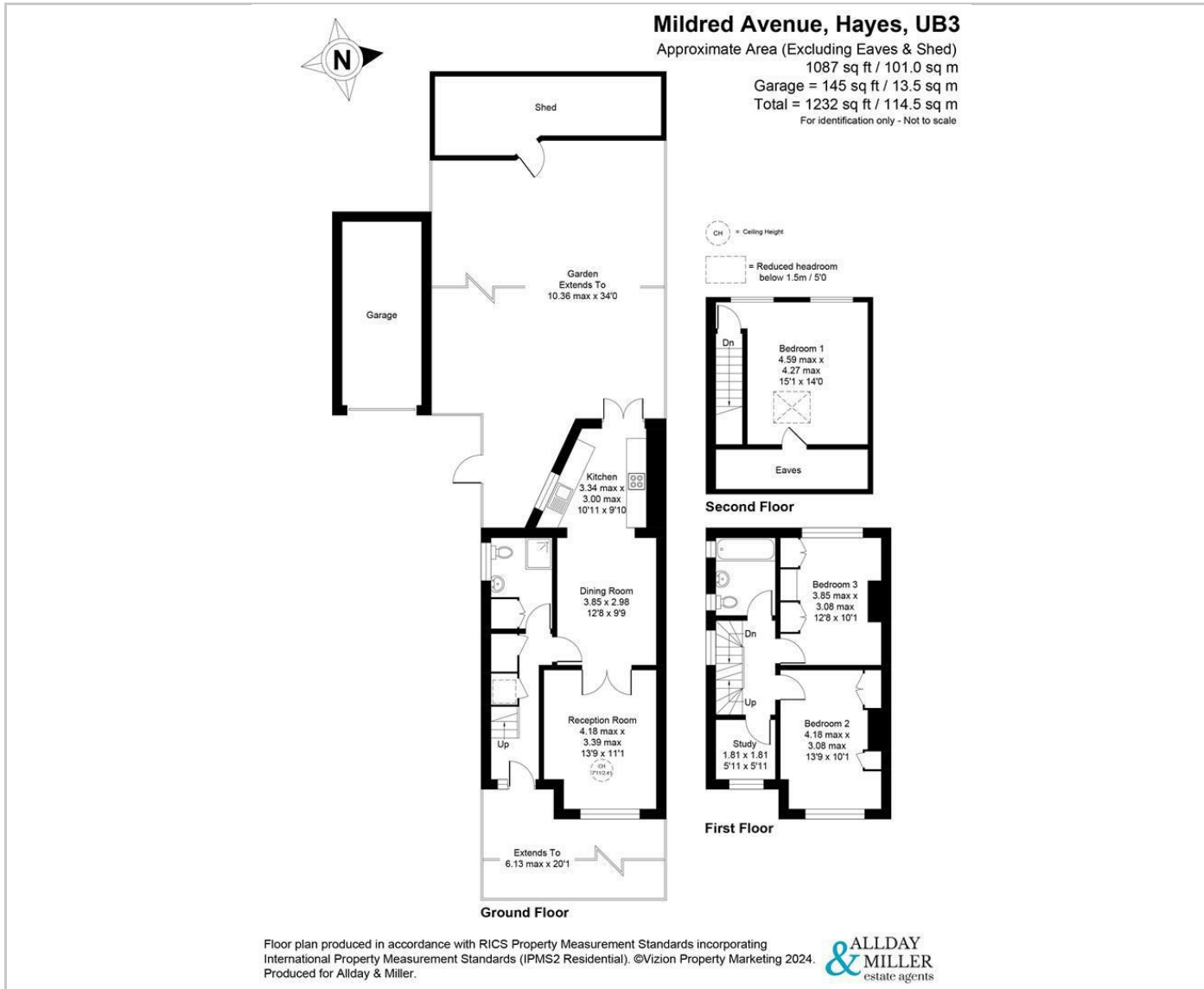
The front with a paved driveway giving space for off road parking for multiple vehicles. To the rear a private garden mainly laid to lawn with a patio area, ideal for outside dining and entertainment.

## Situation

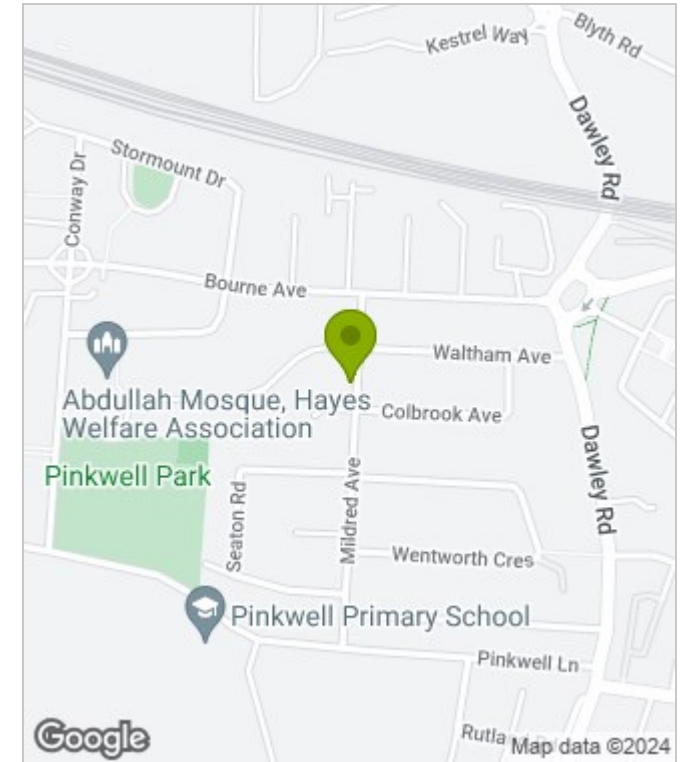
Mildred Avenue a popular residential road in south Hayes located in the perfect location. Hayes and Harlington station being just 0.6 miles away with the Elizabeth line, offering several links to central London and the surrounding. Hayes town within a short distance away with its variety of local shops, restaurants and coffee shops. A number of high regarded schools in the local area including West Drayton Academy and Grange Park Junior School.



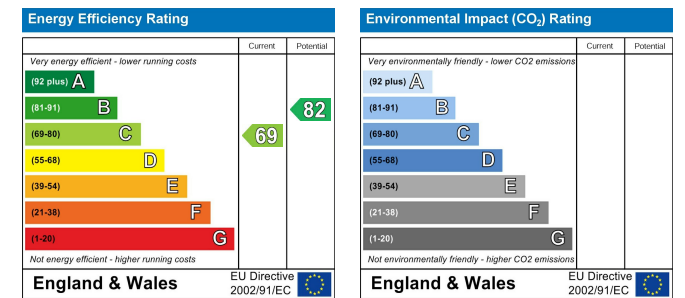
## Floor Plans



## Area Map



## Energy Performance Graph



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