

**ALLDAY  
& MILLER**

**ALLDAY  
& MILLER**  
FOR SALE  
020 8748 2000

60

East Avenue, Hayes, UB3 2HP  
£565,000

 4  1  1  



## East Avenue, Hayes, UB3 2HP

**£565,000**

- Development Opportunity To Become Six Bedrooms All With En-Suite's
- Situated Moments From Hayes Town Centre
- Walking Distance To Elizabeth Line Station
- Easy Reach To Heathrow Airport
- Freehold
- Detached House With Planning To Extend
- Three Bedrooms
- Private Garden
- Chain Free
- H.M.O Potential

## Description

This house brought to the market is a fantastic development project for investors. The property has planning approved to become a Six Bedroom Six Bathroom accommodation. It also presents itself as a great home for a growing family. Comprising of a bright airy reception room, dining room and a fitted kitchen which completes the ground floor.

On the first floor, you will find three bedrooms, each offering a comfortable retreat for rest and relaxation. The family bathroom is conveniently located, ensuring ease of access for all.

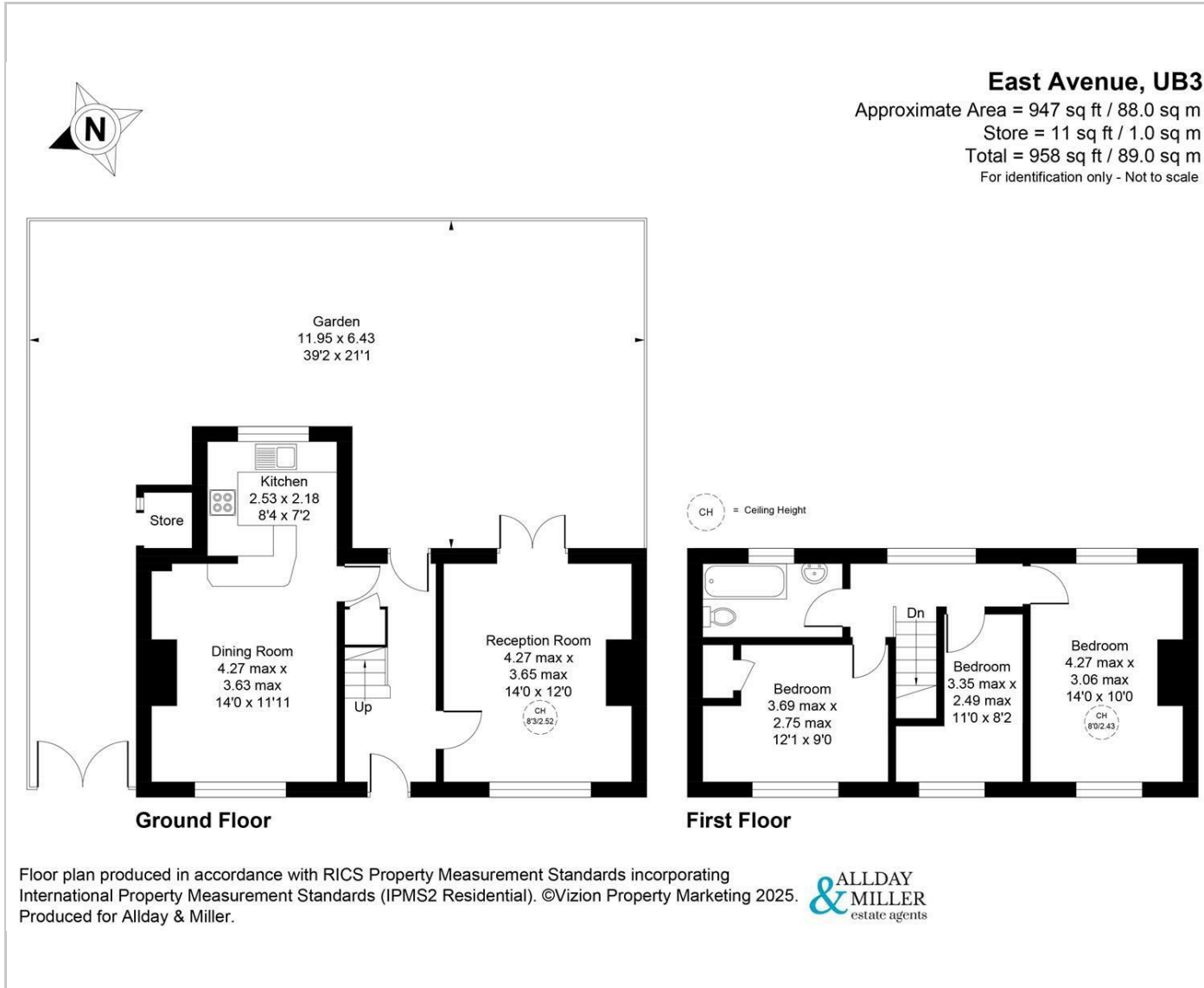
To the rear features a private garden at the rear, which is predominantly laid to lawn.

## Situation

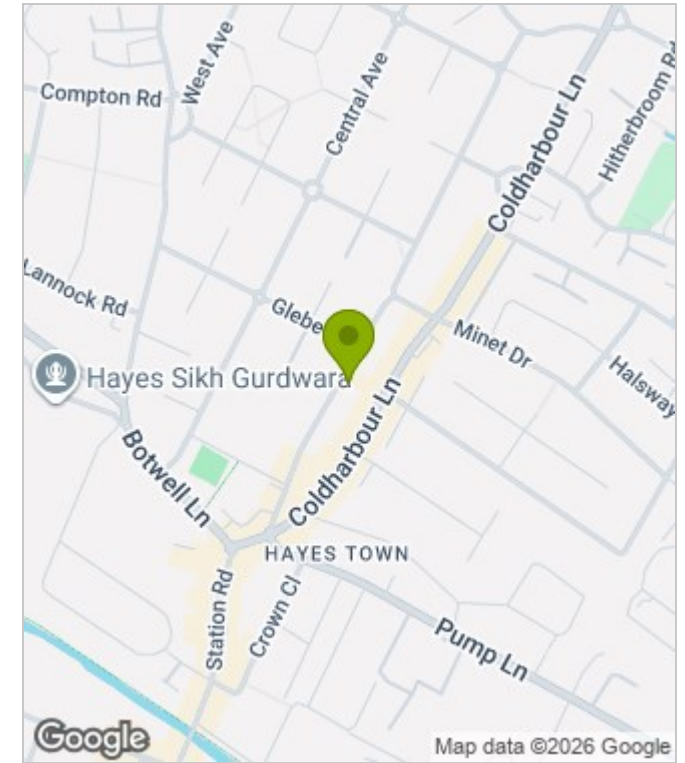
East Avenue a perfectly located residential road in the heart of Hayes. The town centre just moments away with a variety of local cafes, coffee shops, Botwell leisure centre and supermarkets. Hayes and Harlington station 0.6 miles away with the Elizabeth line giving easy links to central London and back towards Heathrow and Reading. Also benefits from being close to multiple bus links connecting you to all local areas such as Uxbridge, Northolt, Greenford, Heathrow, Ealing and Harrow The M25, M4 motorways are just a short drive away. A number of highly regarded schools in the local area including Botwell House Catholic Primary School and Harlington secondary school.



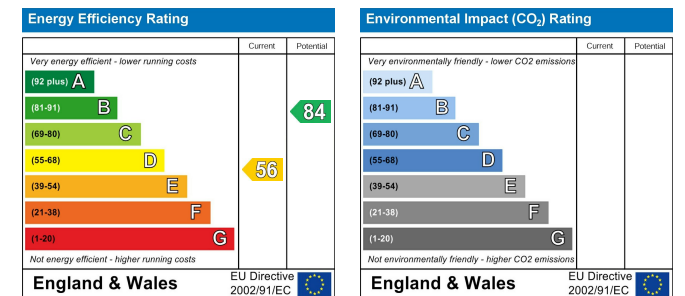
## Floor Plans



## Area Map



## Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.