

**ALLDAY  
& MILLER**



Bourne Avenue, Hayes, UB3 1QL  
£500,000

4 2 1 D



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**£500,000**

- Three / Four Bedroom Extended House
- Galley Style Kitchen
- 0.5 Miles To Hayes & Harlington Station
- Garage
- Off Street Parking
- Council Tax Band D
- Two Bathrooms / Shower Rooms
- Good Condition Throughout

## Description

This versatile property offers between three to four spacious bedrooms, making it ideal for growing families or those who need a home office or guest room. The ground floor is extended to the rear and features a warm and inviting living room, perfect for relaxation and entertainment. A ground floor bedroom with an en-suite bathroom and fitted kitchen which leads out into a private garden with a garage to the rear. The property boasts two good sized bathrooms to cater to the needs of the household. Ample storage space is available throughout the property with a large loft space which has the potential to extend (STPP). The property offers off-road parking, ensuring convenience for homeowners. This property represents an excellent opportunity to own a comfortable and adaptable family home. With its blend of classic charm and contemporary features, it provides a welcoming and comfortable space for your family's journey.

## Situation

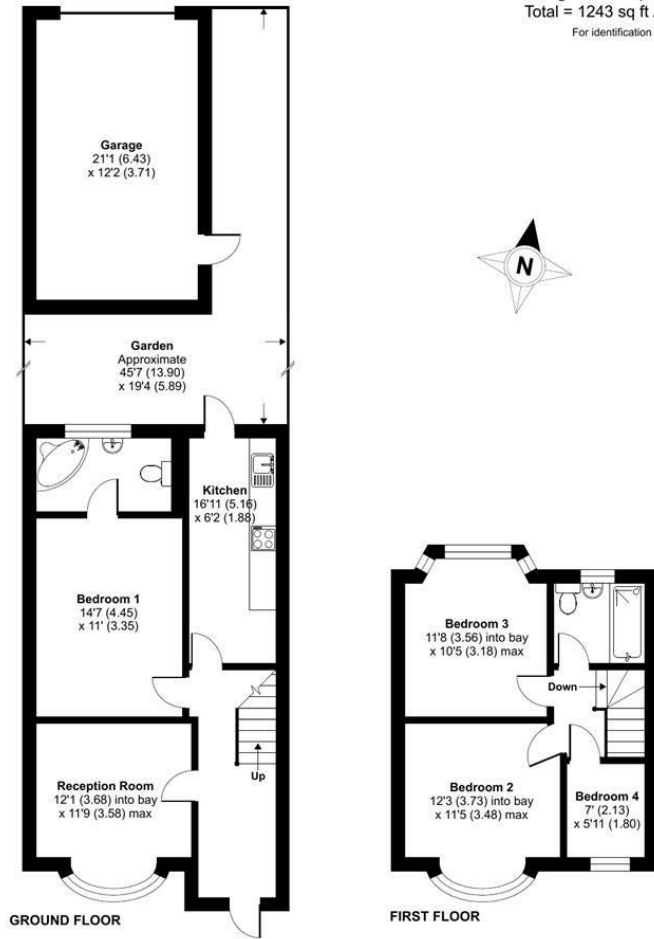
The property is located a short walk to Hayes and Harlington station (Elizabeth Line), there frequent bus routes taking you to Heathrow terminals, Uxbridge, Ealing, Hounslow and Harrow. You have a large ASDA superstore nearby with Hayes Town High Street offering an array of local amenities along with a sports and leisure centre. Local schools with good Ofsted ratings all within a short distance from the property, this would make for a great family home or a buy to let investment.



## Floor Plans

### Bourne Avenue, Hayes, UB3

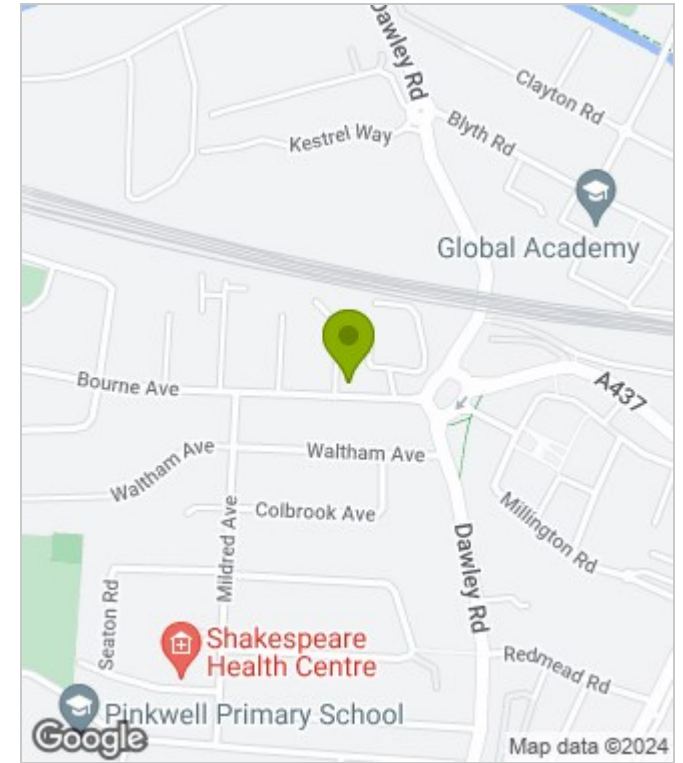
Approximate Area = 988 sq ft / 91.8 sq m  
 Garage = 255 sq ft / 23.6 sq m  
 Total = 1243 sq ft / 115.4 sq m  
 For identification only - Not to scale



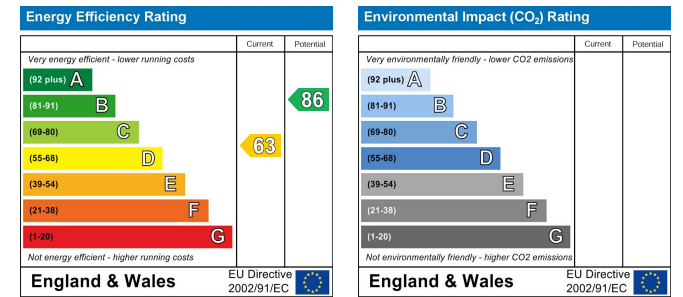
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rixhocom 2023. Produced for Allday & Miller. REF: 1047835



## Area Map



## Energy Performance Graph



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