



## Bourne Avenue, Hayes, Middlesex, UB3 1QS

A delightful 3 bedroom family house offering well presented and spacious living accommodation throughout with potential to extend into the loft and to the rear stpp. This genuinely lovely property has a generous sized and well maintained rear garden of approx 100' with vehicular rear access to garage space via double gates.

With gas central heating and double glazed windows you have an entrance hall, downstairs toilet, lounge, separate dining room - open plan to a modern styled kitchen which was refitted approx 3 years ago. Upstairs has a landing area with access to a boarded loft with skylight window, 3 good sized bedrooms and a modern style bathroom (refitted approx 3 years ago). To the front is a forecourt providing off street parking for 2 cars.

Bourne Avenue has transport links for Uxbridge, Heathrow. Hayes Town (Cross Rail now open) Hounslow and Southall plus a choice of local schools.

Viewing strongly recommended!

**Asking Price £515,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

124 Bourne Avenue, Hayes, Middlesex UB3 1QS

**Entrance Hall**

Carpeted stairs to the first floor, double glazed window to side aspect, fitted carpets.



**Downstairs Toilet**

Low level wc, window to side aspect.

**Lounge**

11'2" x 11'1" (3.41 x 3.40)

Double glazed windows to front aspect, radiator, fitted carpets.



**Open Plan Kitchen/Dining Room**

17'4" x 15'5" (5.30 x 4.70)

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**Kitchen Area**

(refitted approx 3 years ago)

Range of attractive and modern style wall, base & drawer units, sink unit with tiled surround, fitted electric oven + gas hob & stainless steel extractor hood, fitted fridge/freezer, space for washing machine, downlights, wall mounted combination type boiler, double glazed windows to rear aspect.



**Dining Room Area**

Radiator, double glazed sliding patio doors, fitted carpets



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**Reverse View**



**1st Floor/Landing**

Access to boarded loft space with skylight type window, double glazed window to side aspect, fitted carpets through to all bedrooms.

**Bedroom 1**

11'1" x 10'7" (3.40 x 3.25)

Double glazed windows to front aspect, radiator.



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Reverse View



Bedroom 2

11'2" x 11'1" (3.41 x 3.40)

Double glazed windows to rear aspect, radiator.



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Reverse View



Bedroom 3

5'1" x 6'2" (1.55 x 1.90)

Double glazed windows to front aspect, radiator.



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### Bathroom

(refitted approx 3 years ago).

Modern styled suite comprising panelled bath + electric shower & tiled surround, hand wash basin, low level wc, double glazed windows to side aspect, downlights, radiator, extractor fan.



### Outside

100' approx rear garden, brick paved patio to well maintained lawn, full length footpath to feature fish pond, timber built garden shed, vehicular rear access and double gates to garage space stpp.



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Alternative View



Feature Fish pond



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**Reverse View**

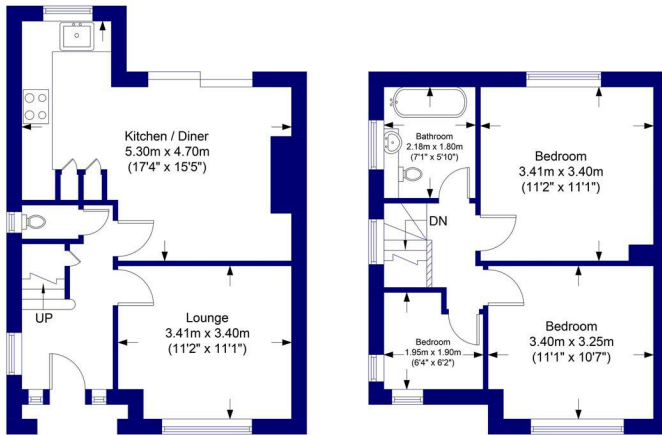


**Forecourt**

Off street parking to the front for 2 cars.

**Floor Plan**

Approximate Gross Internal Floor Area : 69.90 sq m / 752.39 sq ft  
 Garden Measurement - (30.50m x 5.50m = 100'0" x 18'0")



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
 This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



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