



## Mildred Avenue, Hayes, UB3 1TW

DELIGHTFUL 3 BEDROOM EXTENDED SEMI DETACHED HOUSE WITH A DOUBLE WIDTH GARAGE APPROACHED VIA A GATED OWN DRIVE AND SHARED DRIVE ACCCESS.

This well presented family house has an entrance hall, L shaped lounge with a separate dining room area plus a full width kitchen extension to the rear. Upstairs has 2 double bedrooms, a single bedroom and a shower 'wet room' and toilet. (loft space is suitable for conversion stpp). Outside has a pretty rear garden and plenty of parking with forecourt parking for 1 car to the front (potential to create another space stpp) and a shared drive leading to a gated own drive with a large detached double garage. Mildred Avenue is one of the areas most popular locations close to a choice of schools and convenient for local shops, ASDA superstore, access to Hayes Town (Hayes & Harlington Elizabeth line station - Paddington 20 minutes), Heathrow and the M4 London.

**Asking Price £549,950**

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Approximate Gross Internal Area = 87.68 sq m / 944 sq ft  
 Garage = 28.80 sq m / 310 sq ft  
 Total = 116.48 sq m / 1254 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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