



Bourne Avenue, Hayes, UB3 1QL

CHARRISON DAVIS OFFER FOR SALE THIS 3 BEDROOM HOUSE OFFERING MUCH POTENTIAL AND SCOPE TO EXTEND TO THE REAR AND INTO THE LOFT SPACE STPP.

The property has gas central heating but would benefit from complete updating throughout.

The accommodation comprises of an entrance hall, lounge/dining room and kitchen. Upstairs has 3 bedrooms, loft space and a bathroom/toilet. Outside you have your own drive to the front for 2 cars, 80' approx rear garden and a 16' garage.

Bourne Avenue is a popular residential area convenient for a choice of schools, local shops and regular bus services for Uxbridge, Hayes Town (Elizabeth line station), ASDA superstore and access to the M4 London and Heathrow.

EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT!

Asking Price £525,000

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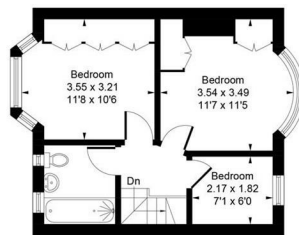
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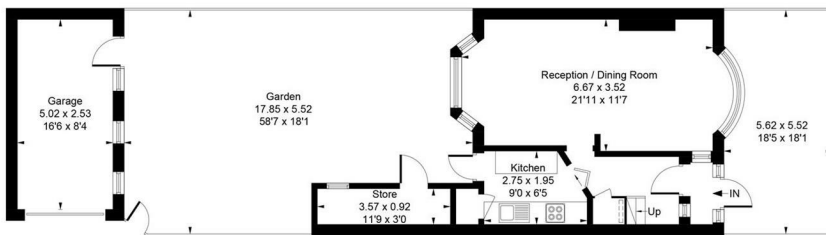


Approximate Gross Internal Area = 71.49 sq m / 770 sq ft
 Store = 3.37 sq m / 36 sq ft
 Garage = 13.26 sq m / 143 sq ft
 Total = 88.12 sq m / 949 sq ft



First Floor

□ = Reduced headroom below 1.5m / 5'0"



Ground Floor

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 purchase.

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Energy Efficiency Rating

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

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