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## Bourne Avenue, Hayes, UB3 1QT

CHARRISON DAVIS ARE DELIGHTED TO OFFER FOR SALE THIS LARGER THAN EXPECTED AND VERY WELL PRESENTED 3/4 BEDROOM EXTENDED FAMILY HOUSE WITH A LOFT BONUS ROOM.

This spacious property has an entrance hall, 24' lounge (originally 2 rooms & has 2 separate entrance doors) downstairs toilet/washroom and 17' L-shaped and luxury modern fitted kitchen/diner extension.

Upstairs has 3 good sized bedrooms, all with fitted wardrobes and a modern bathroom. you also have a LOFT BONUS ROOM WITH STAIRCASE (CURRENTLY USED AS A 4TH BEDROOM).

Outside has a wonderful 90' approx South facing rear garden with an impressive 20' outbuilding/garage with gated vehicular rear access. To the front is your own drive for 2 cars.

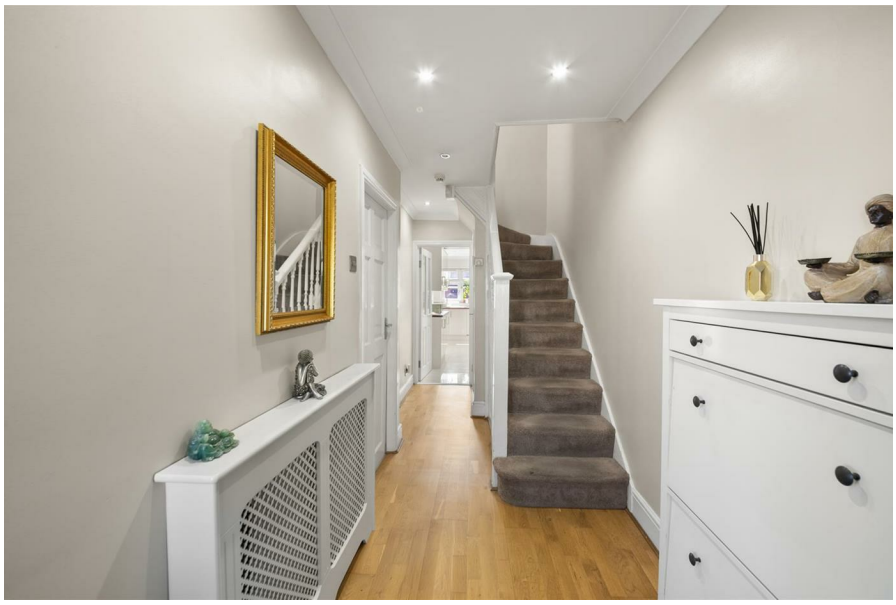
Bourne Avenue is one of South Hayes most sought after residential areas with local shops within a couple of minutes walk ans is conveniently located for a choice of favoured schools, access to Hayes & Harlington Elizabeth line station (Paddington within approx 15 minutes) and transport links for Heathrow, M4 London and surrounding Towns.

## Asking Price £569,950

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Email: info@charrisondavis.com www.charrisondavis.co.uk

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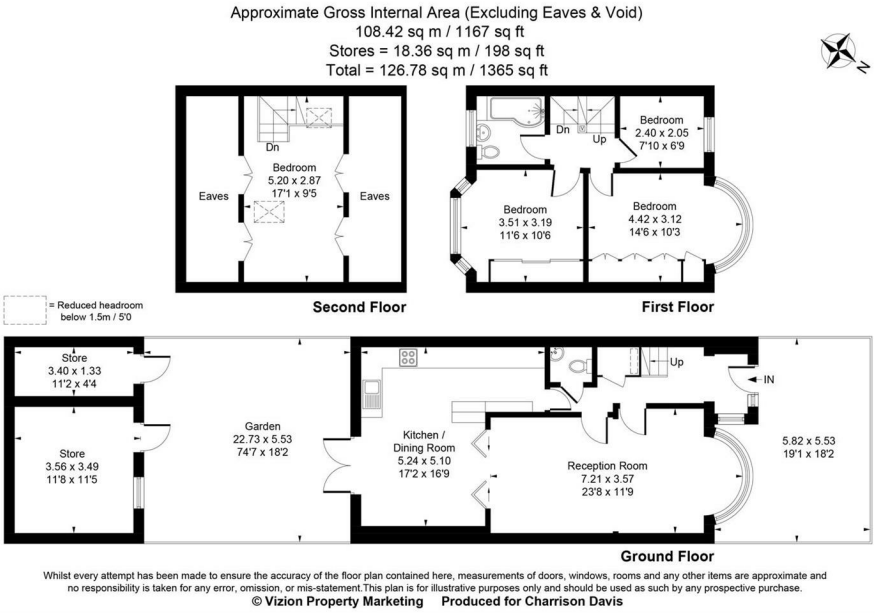
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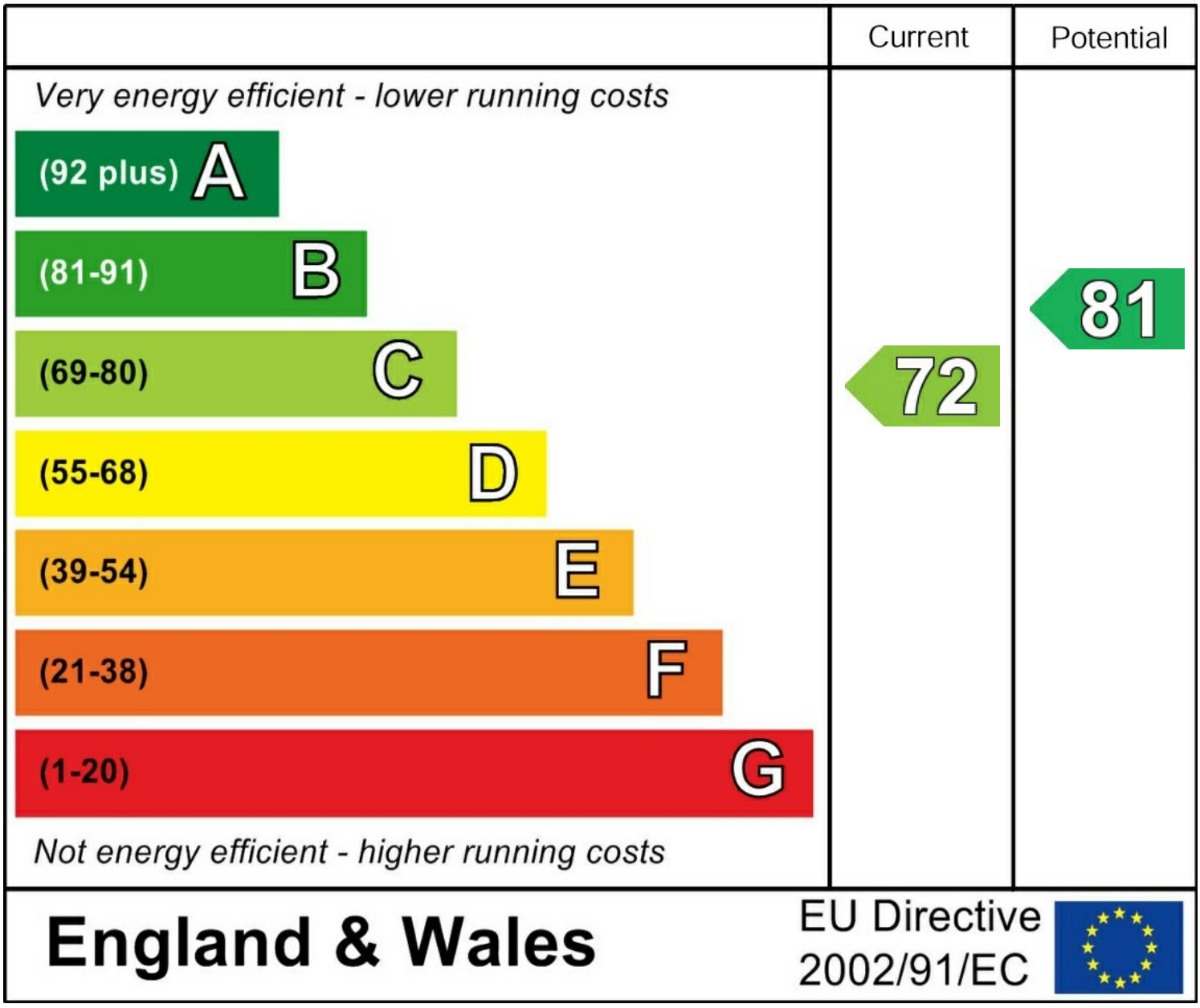



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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# Energy Efficiency Rating



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