



**Pinkwell Avenue, Hayes, UB3 1NQ**  
**Guide Price £559,950**

**DBK**  
ESTATE AGENTS



This extended and well-presented semi-detached bungalow offers versatile accommodation with two/three bedrooms, including a useful loft room.

The property features a generous through lounge as well as an extended kitchen/diner. Further benefits include a family bathroom and a separate utility room.

Externally, the property benefits from a good-sized rear garden with gated side access and a substantial brick-built outbuilding measuring approximately 6m x 6m. To the front, a brick-paved garden provides off-street parking.

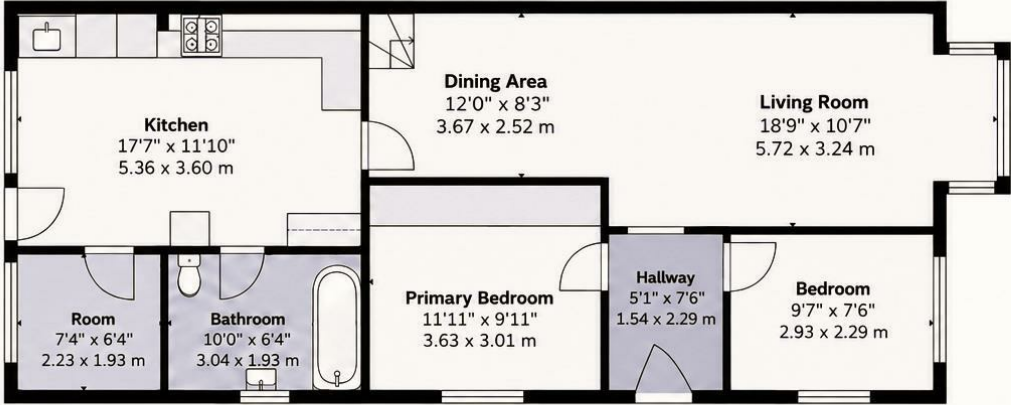
Hayes is a thriving town with its excellent transport links, including Hayes & Harlington Station with access to the high-speed Crossrail (Elizabeth Line) making commuting to Central London, Heathrow Airport and other key locations quick and easy. The area boasts great shopping and dining options, with Lombardy Retail Park and nearby Uxbridge Town Centre offering a variety of amenities. Popular with families, the town is home to well-regarded schools and offers easy access to major road networks like the M4 and A40.

## Key Features

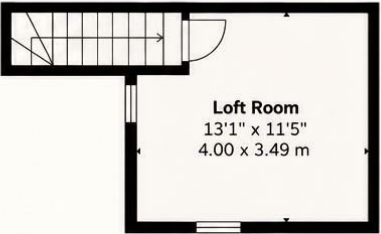
- **Extended Semi-Detached Bungalow**
  - **Well Presented Throughout**
  - **Two/ Three Bedrooms (Loft Room)**
    - **Through Lounge**
  - **Extended Kitchen/ Diner**
  - **Family Bathroom**
  - **Utility Room**
- **Good Sized Rear Garden with Side Gated Access**
- **Approx. 6m x 6m Brick Outbuilding**
- **Brick Paved Front Garden with Off Street Parking**



**GROUND FLOOR**  
Approx. 856 sq. ft. (79.5 sq. m.)



**FIRST FLOOR**  
Approx. 178 sq. ft. (16.5 sq. m.)



**OUTBUILDING**  
Approx. 329 sq. ft. (30.6 sq. m.)

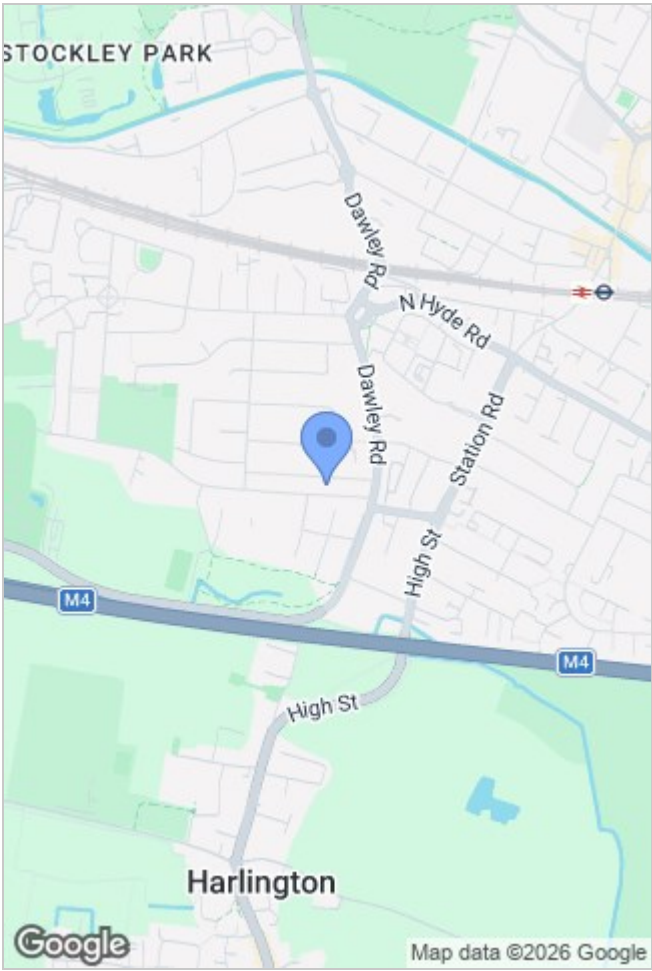


**Total Approx. Floor Area: 1,363 sq. ft. (126.6 sq. m.)**

Main Property: 1,034 sq. ft. (96.0 sq. m.) | Outbuilding: 329 sq. ft. (30.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |