



15 Acer Avenue, Hayes, Middlesex, UB4 9NR

£295,000

EVANS
& COMPANY

Acer Avenue Hayes

- Freehold 1 Bedroom House
- Private Garden
- Double Glazing
- Gas Central Heating
- Off Street Parking
- Quiet Location
- Close to Tesco
- No Upper Chain

Evans & Company are pleased to present this modern 1 bedroom Freehold house located in a quiet cul de sac just a minutes walk from the local Tesco Superstore. The property provides easy access to local transport links including bus routes to Hayes Town shopping and Elizabeth Line Station.

Lounge

11'1" x 10'10" (3.38 x 3.32)

Double glazed window to front, stairs to first floor

Kitchen

11'1" x 7'3" (3.38 x 2.21)

Built in gas hob, electric oven, eye and base level storage units, double glazed door and window to rear garden



Bedroom

9'11" x 11'1" (3.03 x 3.38)

Fitted wardrobe with over head storage, double glazed window to front

Bathroom

7'10" x 6'0" (2.40 x 1.84)

Panel enclosed bath, low level wc, wash hand basin, double glazed window to rear

Outside

Front

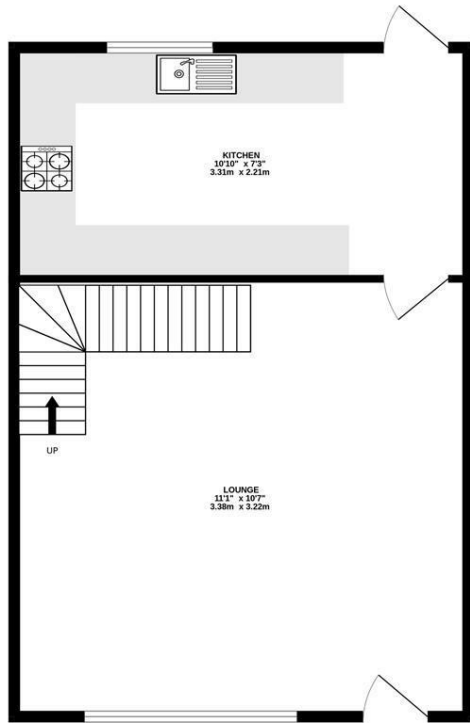
Off street Parking for 1 car, small lawned area

Rear

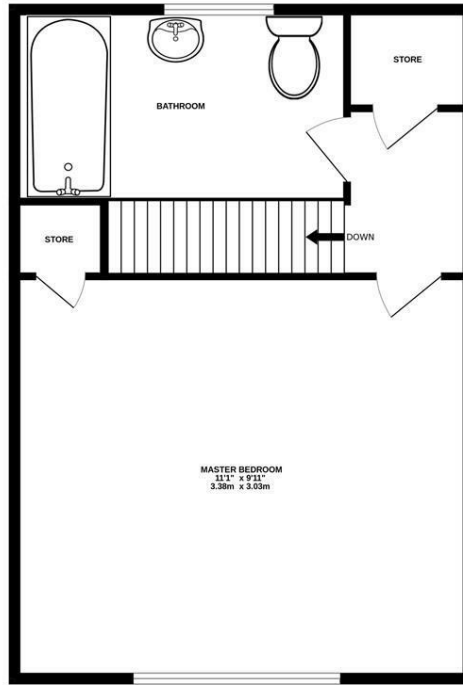
Paved patio leading to lawned area enclosed by panel fencing



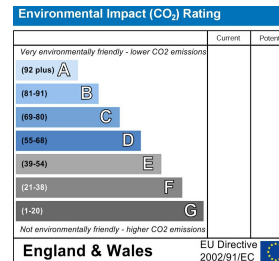
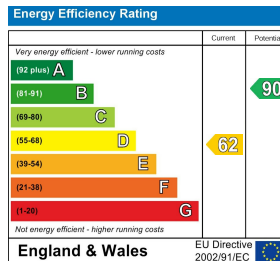
GROUND FLOOR



1ST FLOOR



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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