

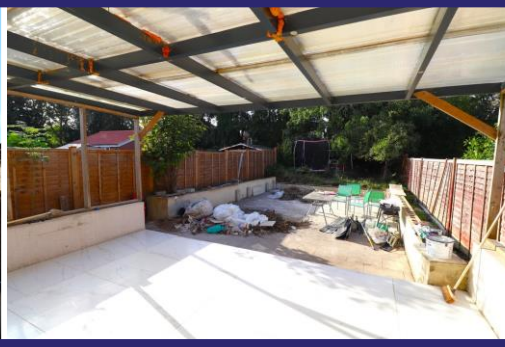
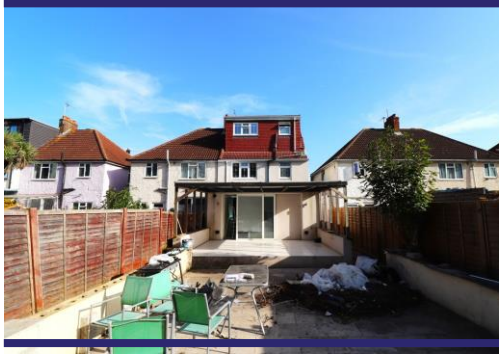


York Avenue | Hayes | UB3 2TN

£600,000

Hiltons Estates presents this spacious and inviting Semi Detached 4-bedroom house located in the desirable Hayes neighbourhood, UB3. This impressive and well presented residence offers 4 bedrooms and three well-appointed bathrooms. Parking is a breeze with both off-road and on-road options. A standout feature of this property is its generous garden, providing ample space for outdoor activities, gardening, and relaxation. Additionally, the property offers easy access to the Hayes and Harlington station. This 4 bedroom house in Hayes, UB3, combines modern comforts, ample space, and superb connectivity, making it an excellent choice for those seeking a well-rounded and convenient family home.

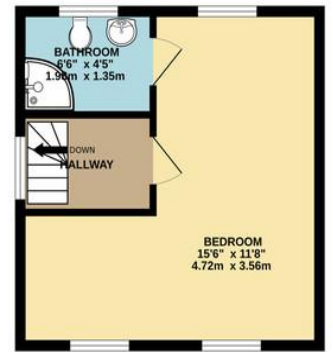
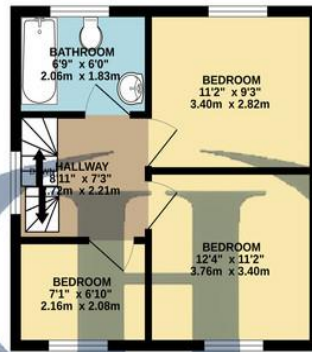
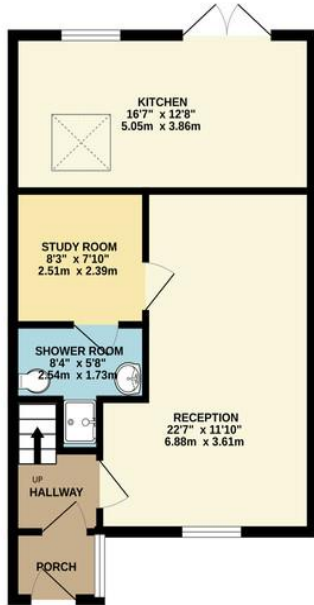
- Semi detached 4 bed, 3 bath
- Off street parking for 2 cars
- Large rear garden with Annex
- Easy access to Crossrail, transport links, Retail Parks and amenities
- Call NOW for further details, viewings available



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR
294 sq.ft. (27.4 sq.m.) approx.

2ND FLOOR
294 sq.ft. (27.4 sq.m.) approx.



HILTONS ESTATES

TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx.

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.
Made with Metropix 62023

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Age	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements