

Bourne Avenue

HAYES, UB3

150 Years

JOHN D WOOD & CO.

London, Country & International Property

Bourne Avenue

HAYES, UB3

Situated on the popular Bourne Avenue, this well-proportioned three bedroom family home offers generous accommodation arranged over two floors, together with the added benefit of a detached garage.

The ground floor features two bright and versatile reception rooms, providing flexible space for both formal entertaining and everyday family living. To the rear, a spacious kitchen/dining room serves as the heart of the home, offering ample room for cooking, dining, and socialising, with access to the garden. A convenient ground-floor shower room completes the accommodation on this level.

Upstairs, the property comprises three bedrooms, including two doubles and a further single bedroom. A family bathroom serves all bedrooms.

Externally, the property benefits from a detached garage, providing secure parking. The rear garden offers a good degree of privacy and is predominately laid to lawn, it provides an ideal setting for those who enjoy outdoor entertaining. A stepping-stone pathway leads through the garden to a detached garage at the rear, offering excellent storage or parking.

















Asking Price: £515,000
Subject to Contract

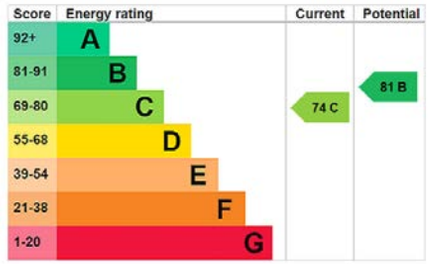
Local Authority: Hillington Council

Council Tax Band: D

Tenure: Freehold

Reference: ESH260050

Approximate Gross Internal Area:
115.1 sq.m // 1239 sq.ft



Bourne Avenue, Hayes UB3

Approximate Gross Internal Area = 99.8 sq m / 1074 sq ft
Garage = 15.3 sq m / 165 sq ft
Total = 115.1 sq m / 1239 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

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