

**Fourth Avenue, UB3**  
**Guide Price of £485,000, Freehold**



A very well presented & spacious 3 double bedroom end of terraced house with 2 reception rooms, modern kitchen & bathroom, 70' rear garden, detached garage + forecourt parking for 3 cars. This wonderful property makes an ideal family home & is located in a pleasant residential cul-de-sac close to Hayes Town Centre (Crossrail anticipated 2019) + the new 'Lidl' superstore.

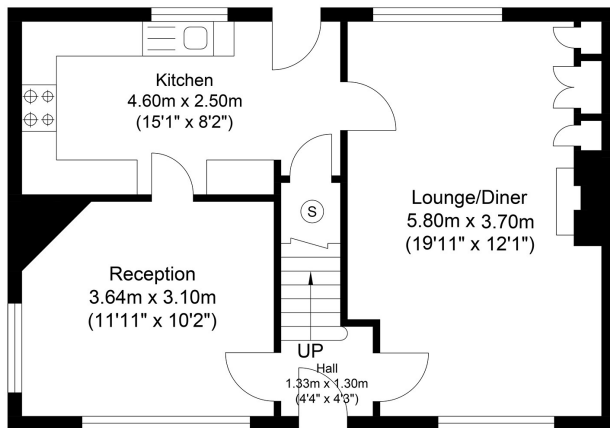




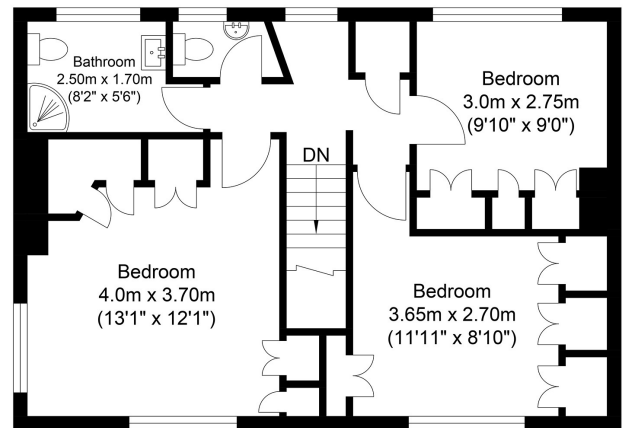


Approx Gross Internal Floor Area : 95.42 sq m. (1027.09 sq. ft.)

Garden Measurement - (23.0m x 8.60m = 75'5" x 28'2")



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

© Powergreen Energy Services Ltd

broads property services give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

A very well presented & spacious 3 double bedroom end of terraced house with 2 reception rooms, modern kitchen & bathroom, 70' rear garden, detached garage + forecourt parking for 3 cars. This wonderful property makes an ideal family home & is located in a pleasant residential cul-de-sac close to Hayes Town Centre (Crossrail anticipated 2019) + the new 'Lidl' superstore.

DOUBLE GLAZED FRONT DOOR TO:-  
Stairs to landing.

LOUNGE:  
Ornamental fireplace with electric fire, fitted storage & display cupboards, radiator, double glazed windows to front & rear.

2ND RECEPTION ROOM:  
Radiator, double glazed windows to side & rear.

KITCHEN/ BREAKFAST ROOM:  
Range of fitted wall, base & drawer units, stainless steel sink with mixer tap & tiled surround, space for washing machine & dishwasher, gas cooker point + stainless steel extractor hood, downlights, double glazed windows to rear, double glazed door to garden.

FIRST FLOOR:

LANDING:  
Cupboard housing 12w cylinder & boiler, radiator, double glazed windows to rear, access to loft.

BEDROOM 1:  
Double glazed windows to front, radiator, fitted wardrobes.

BEDROOM 2:  
Double glazed windows to front & side, radiator, fitted wardrobes.

BEDROOM 3:  
Double glazed windows to rear, radiator, fitted wardrobes.

LUXURY SHOWER ROOM: (Refitted 2016)  
Walk in shower, hand wash basin, low level WC, tiled walls & floor, heated towel rail, double glazed windows to rear, downlights.

ADDITIONAL SEPARATE TOILET:  
Low level WC, double glazed window to rear, downlights, hand wash basin.

OUTSIDE:  
70' approx, paved patio to large lawned area.

DETACHED GARAGE:  
Via shared drive.

FRONT:  
Forecourt parking for 3 cars.