

1274 Uxbridge Road, Hayes, UB4 8JF Tel: 0208 561 9838 Fax: 0208 813 7483

## Cleave Avenue, UB3 £389,950, Freehold



First time buyers & buy to let investors do not miss this! Furnished with no upper chain, 2 double bedrooms and a garage!

Walking distance to Hayes & Harlington station (Crossrail coming soon)

A well presented 2 double bedroom house with gas central heating and double glazed windows.

Entrance hall, lounge/ dining room, fitted kitchen, re fitted bathroom, a 50' paved rear garden and a garage.









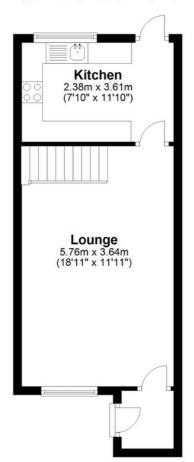






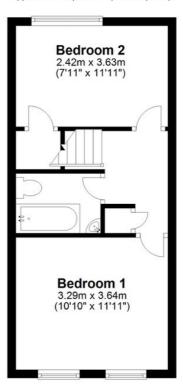
## **Ground Floor**

Approx. 31.8 sq. metres (342.1 sq. feet)



## First Floor

Approx. 30.4 sq. metres (327.0 sq. feet)



Total area: approx. 62.2 sq. metres (669.1 sq. feet)

All measurements are approximate and not to scale. Plan produced using PlanUp.

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**

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