



## **Ninth Avenue, Hayes, Middlesex UB3 2HH**

Three bedrooms | Recently decorated and partly refurbished | Family bathroom | Two reception rooms  
Modern fitted kitchen | Rear garden | Off street parking | No onward chain

**Asking Price: £410,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Ninth Avenue

Hayes, UB3 2HH

Hunters Estate Agents are delighted to be able to offer this three bedroom link terraced home for sale in Hayes Town on Ninth Avenue. The property has no onward chain and has recently been decorated and partly refurbished throughout.

The ground floor comprises sitting room, dining room, modern fitted kitchen and conservatory. To the first floor three good sized bedroom, bathroom and sink with a separate wc. Externally there is newly paved off street parking and to the rear a private garden which has access through the link terraced alleyway.

Being located in Hayes Town this property is great for accessibility to local amenities with the Lombardy retail park being a short walk or drive away, Coldharbour Lane and the Uxbridge Road. Transport links are close by offering bus links to all surrounding locations and the Hayes and Harlington station. The A312/A40 links are a short drive away connecting you to inner and outer London and also the Heathrow Airport. Do not miss out and call Hunters today to register your interest!



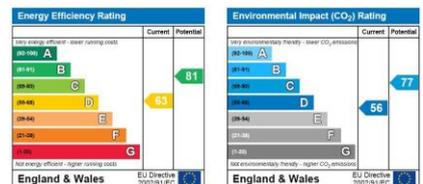
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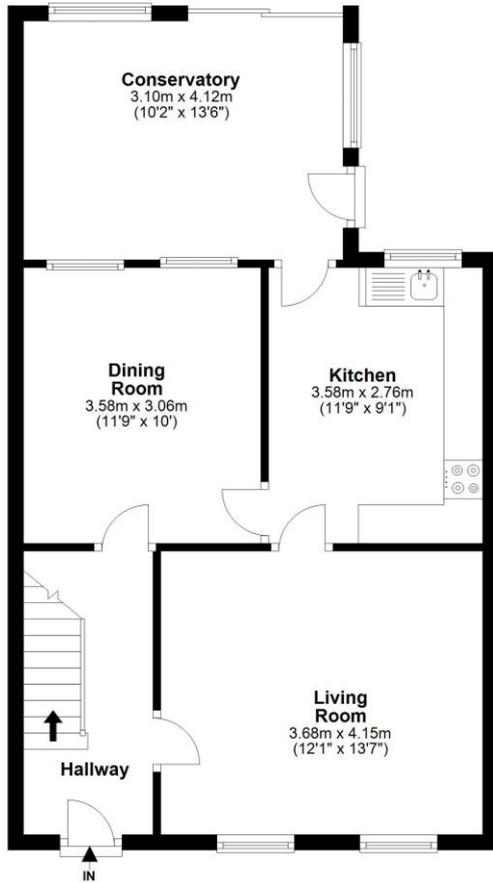
**VIEWING ARRANGEMENTS** By appointment with Hunters:  
31 Coldharbour Lane, Hayes, Middlesex, UB3 3EB

**OPENING HOURS**  
Monday - Thursday: 09:00 - 19:00  
Friday: 09:00 - 18:00  
Saturday: 09:30 - 16:30  
Sunday: closed



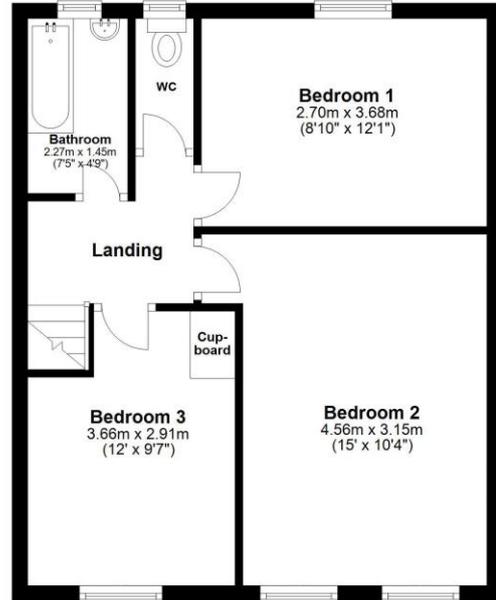
## Ground Floor

Approx. 56.7 sq. metres (610.7 sq. feet)



## First Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



Total area: approx. 100.7 sq. metres (1083.5 sq. feet)

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