



Bourne Avenue UB3 1QT

IMMACULATE HOUSE / GREAT LOCATION: A real opportunity to acquire a 3/4 bedroom property which has been tastefully extended to the rear and also boasts a loft conversion.

This superb family home is enviably located in a sought after location very convenient for bus routes to Uxbridge and Heathrow Airport and is within walking distance to Hayes mainline station to Paddington (Crossrail due 2022)

Tastefully upgraded this end terrace house features a downstairs W.C., family bathroom and ensuite shower room and also benefits from a large rear garden with a brick built shed, block paved off street parking, gas central heating and double glazed windows .

Ideal for those looking for an investment opportunity or a family home and viewings are highly recommended.

Accommodation

3/4 Bedrooms

End Of Terrace House

2 Reception Rooms

2 Bathrooms / 3 W.C's

Double Glazing / Gas
Central Heating

Private Rear Garden

Off Street Parking

EPC Rating D / Freehold

Ground Floor

Entrance Hall - Vinyl flooring, slim line radiator, glass banister and under stair storage cupboard.

Downstairs W.C - Low level W.C and wall mounted hand wash basin.

Lounge - 14' 2" x 11' 6" (4.34m x 3.51m) Fitted carpet, x 4 radiators and double glazed bay window.

Kitchen - 9' 9" x 11' 1" (2.99m x 3.39m) Vinyl flooring. Fitted wall and base units with quartz worktops to include a single drainer sink unit with hot water tap feature, five ring gas hob, extractor fan hood, Neff electric ovens with hide and slide doors, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, wall mounted 40 litre combi boiler, slim line radiator, bi-folding doors, breakfast bar and part tiled walls and splashbacks.

Dining Area - 16' 7" x 8' 2" (5.06m x 2.5m)

Conservatory / Family Room - 14' 5" x 9' 0" (4.4m x 2.75m) Laminate flooring, slim line radiator and rear aspect bi-folding doors leading to landscaped garden.



First Floor

Bedroom 2 - 10' 7" x 10' 6" (3.23m x 3.21m) Fitted carpet, x 4 radiators, fitted wardrobes and front aspect double glazed bay window.

Bedroom 3 - 10' 6" x 8' 10" (3.21m x 2.71m) Fitted carpet, radiator and rear aspect double glazed window

Bedroom 4 - 4' 11" x 6' 7" (1.52m x 2.03m) Laminate flooring, radiator and front aspect double glazed window.

Bathroom - Vinyl flooring and heated towel rail. Three-piece bathroom suite to include a panel enclosed bath with rainforest shower attachment, wall mounted hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

Stairs Leading To Second Floor - Fitted carpet and velux window.

Second Floor

Bedroom 1 - 15' 1" x 9' 7" (4.6m x 2.93m) Fitted carpet, radiator, ample storage, double glazed window to the rear and velux windows to the front aspect.

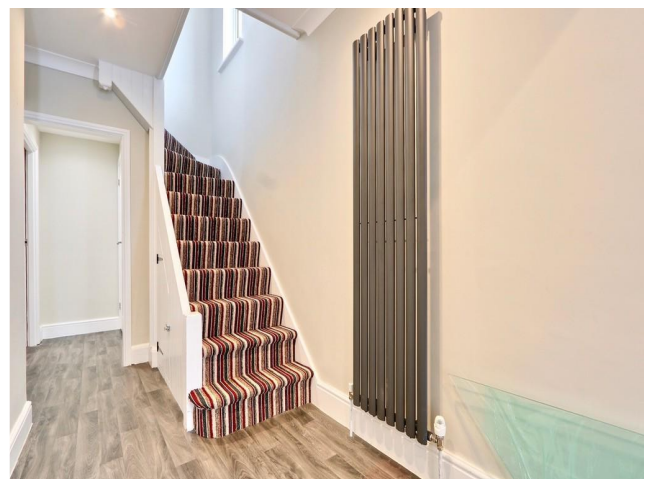
En Suite Shower Room - Vinyl flooring, part tiled walls, low level wc, pedestal hand basin, heated towel rail, infrared led lighting and double glazed rear aspect window.

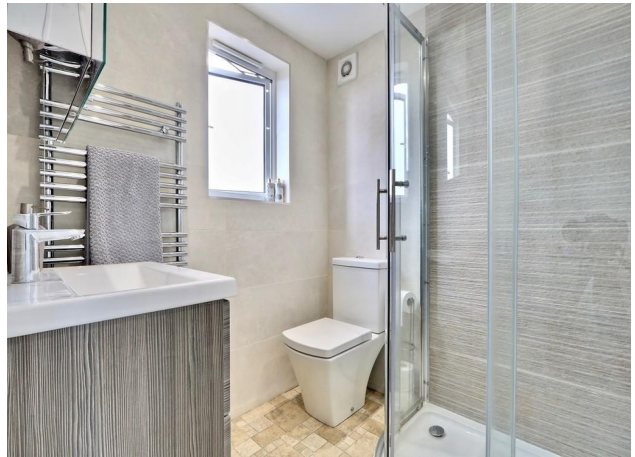
Exterior

Outside Rear - Large side gate, patio area with raised beds, outside light, brick built shed, timber shed and laid to lawn.

Outside Front - Block paving for 2 cars.

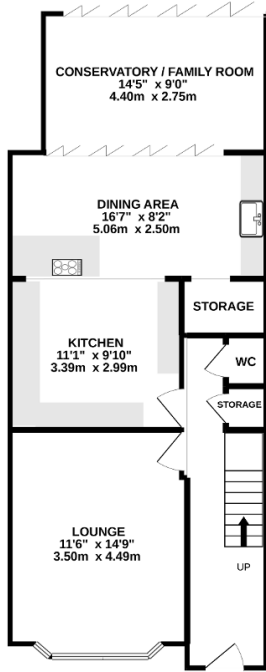
Tenure - Freehold.



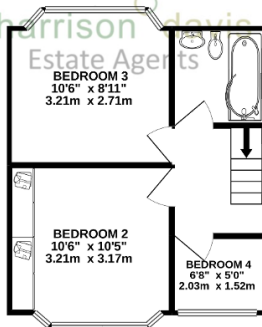


Floorplans

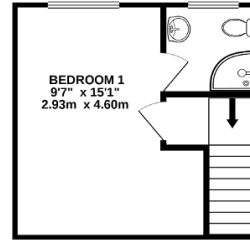
GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



2ND FLOOR
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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.
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		