

2 Bed Bungalow

£450,000



## Pinkwell Avenue UB3 1NG

NO ONWARD CHAIN! and excellent potential to improve and extend (stpp) this semi detached 2 double bedroom bungalow situated in a much sought after area of South Hayes near to a choice of schools, a local shopping parade, ASDA superstore and walking distance to Hayes Town (Hayes & Harlington station with Cross Rail now open). Transport links are available for Uxbridge, Southall, Heathrow & the M4 & M25 motorways. The property will require re-modernising throughout with the current accommodation providing an entrance hall lounge, separate dining room, kitchen/breakfast, room, bathroom, good sized rear garden and own drive parking 3/4 cars.

## Accommodation

Semi Detached Bungalow

2 Double Bedrooms

NO ONWARD CHAIN!

Requires Re-Modernisation

Extension Potential stpp

Pretty Rear Garden

Parking for 3/4 Cars

Close to Hayes Town  
(Cross Rail Station)



## Ground Floor

**Entrance Hall** - (Side entrance) Hallway with doors to both bedrooms and into the lounge.

**Bedroom 1** - Double glazed windows to side aspect, double radiator.

**Bedroom 2** - Double glazed windows to front aspect, radiator.

**Lounge** - Double glazed bay windows to front aspect, double radiator, double glazed sliding doors.

**Reverse View** -

**Dining Room** - Radiator, archway to kitchen.

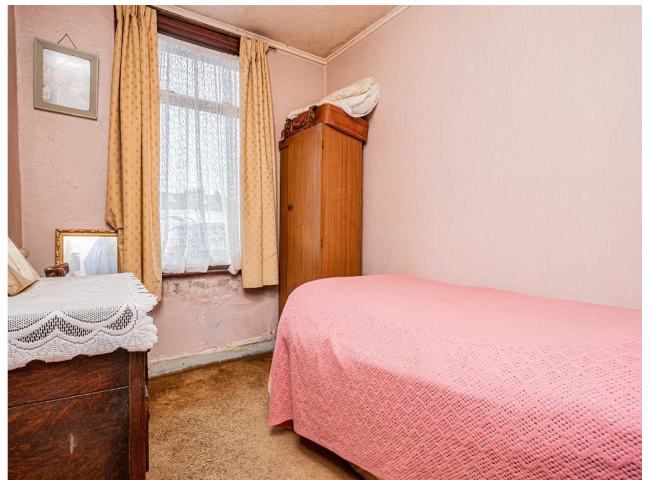
**Kitchen/Breakfast Room** - Fitted wall & base units, stainless steel sink, gas cooker point, space for washing machine, double glazed windows to rear aspect, door to bathroom & door to garden.

**Bathroom** - Panelled bath, hand wash basin, low level wc, double glazed windows to side aspect, double radiator.

**Outside** - 60' approx rear garden, well tended lawn, flowers & shrubs, water tap, garden shed and side access gate.

**Reverse View** -

**Forecourt** - Parking for 3/4 cars







Approximate Gross Internal Floor Area : 69.37 sq m / 746.69 sq ft  
Garden Measurement - (18.0m x 6.10m = 59'0" x 20'0")

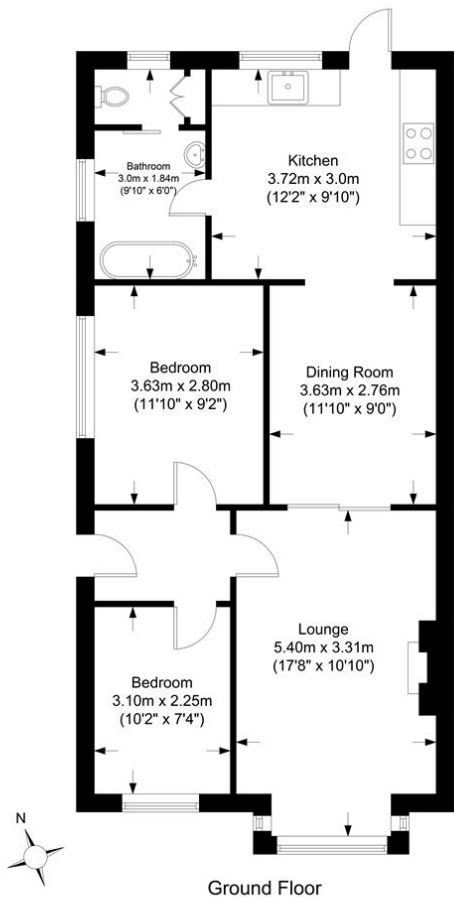


Illustration purposes only. All measurements are approximate.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		