

ALLDAY  
& MILLER



Kingshill Avenue, Hayes, UB4 8BX  
£335,000

2 1 1 C



Kingshill Avenue, Hayes, UB4 8BX

**£335,000**

- Two Double Bedrooms
- Maisonette
- Private Rear Garden
- EPC Rating C
- First Floor
- No Service Charge
- Close To Kingshill Shops
- Modern Kitchen

## Description

This charming first floor maisonette offers a delightful blend of comfort and modern living.

Upon entering, you are welcomed into a bright and airy reception room, perfect for both relaxation and entertaining, a fitted kitchen is both functional and stylish, modern bathroom complements the property featuring contemporary fixtures and finishes that enhance the overall appeal, two bedrooms are generously sized (both with fitted wardrobes), offering a peaceful retreat for rest and relaxation.

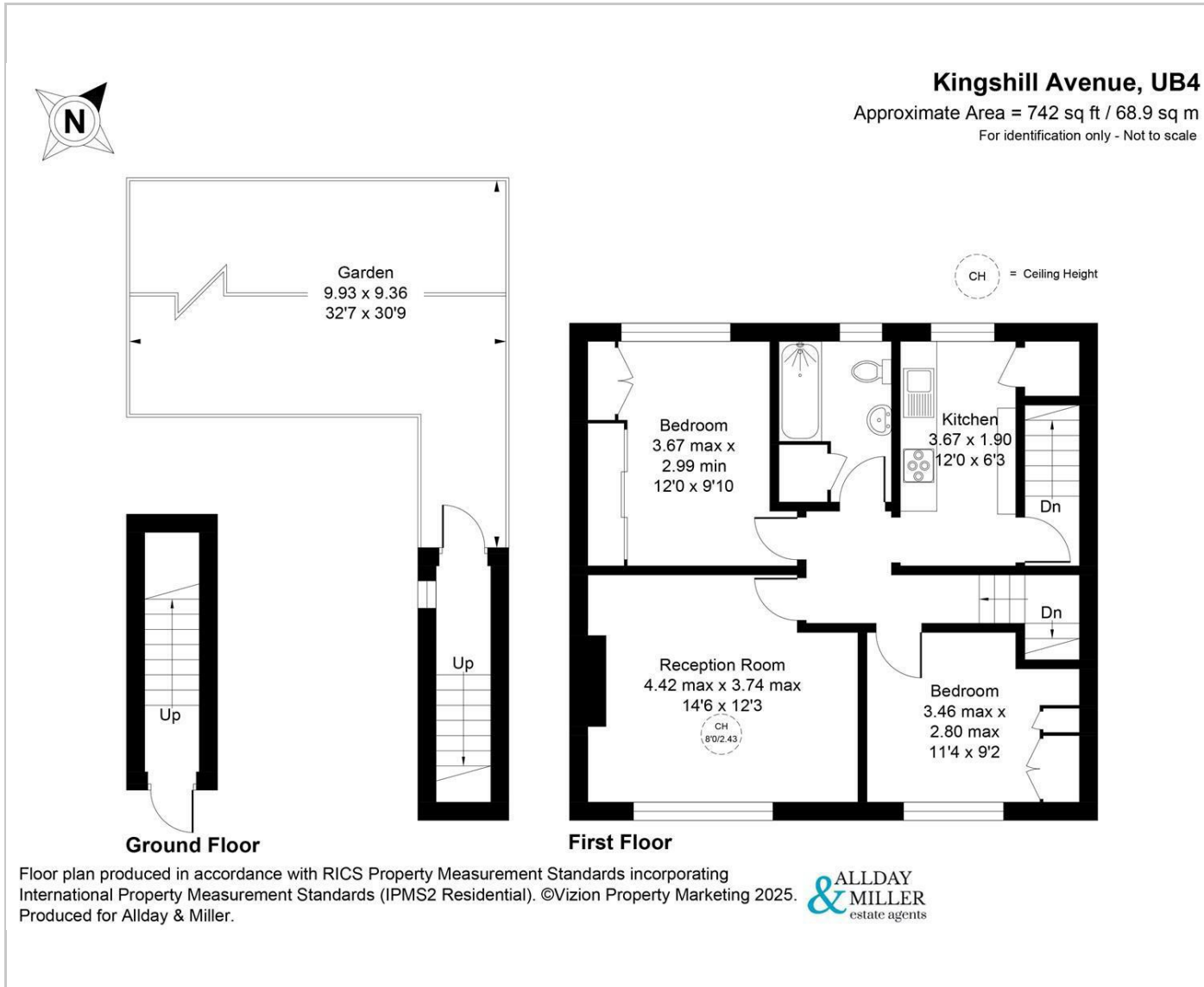
This property also benefits from a private rear garden and no annual service charges.

## Situation

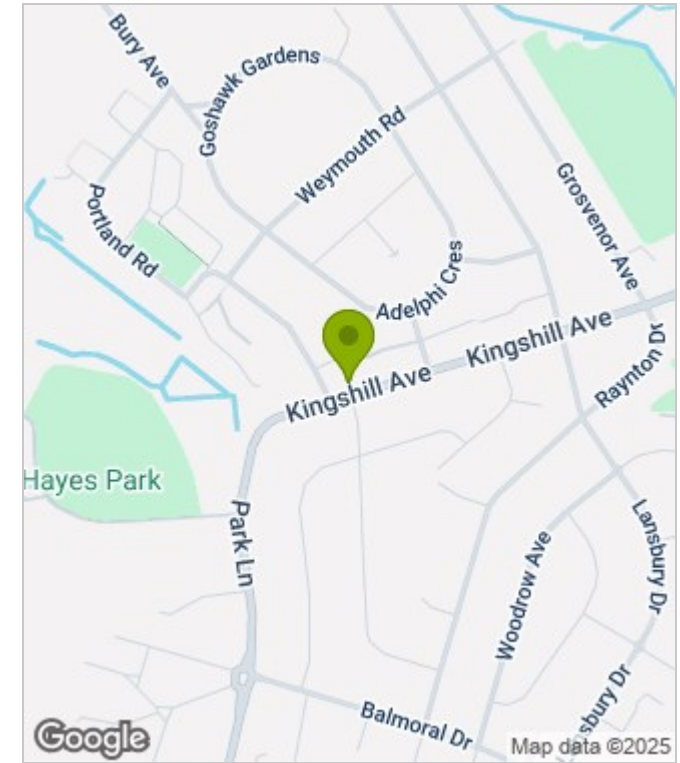
Kingshill Avenue a popular residential road close to a number of local amenities including the high street with its variety of local shops, cafes, bakery's, coffee shops and takeaways. A number of highly regarded schools in the local area including St Raphael's primary school and Barnhill Community high school recently rated outstanding. Northolt Underground Station and Hayes & Harlington station are both just a short distance away with its several bus and train links to Central London and the surrounding. There are also bus routes to Brunel University, Heathrow Airport, Uxbridge town Centre, Hounslow and Southall.



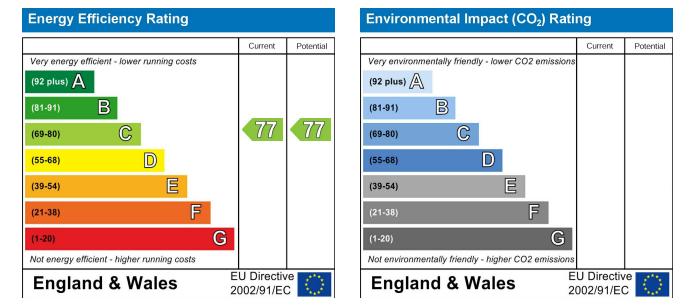
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.