



### **Grosvenor Avenue, Hayes, Middlesex, UB4 8NN**

**DO NOT MISS THIS** well presented and vastly extended Nash Built semi detached family house offering spacious accommodation throughout. Comprising entrance porch, hallway, ground floor toilet, spacious 21ft reception, extended kitchen / diner, large double glazed conservatory leading to study / bedroom. First floor provides 3 good size bedrooms, tiled family bathroom and access to fantastic fully boarded loft room with window that has previously been used as a bedroom. Externally, there's off street parking to the front, shard driveway to a garage, good size rear garden with detached outhouse, games room with pool table, dart board, built in sauna / steam room and mood lighting.

Located on a popular residential road in North Hayes close to shops and public transport on Kingshill Avenue and the catchment area of the popular Hayes Primary School.

**Offers In Excess Of £590,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)



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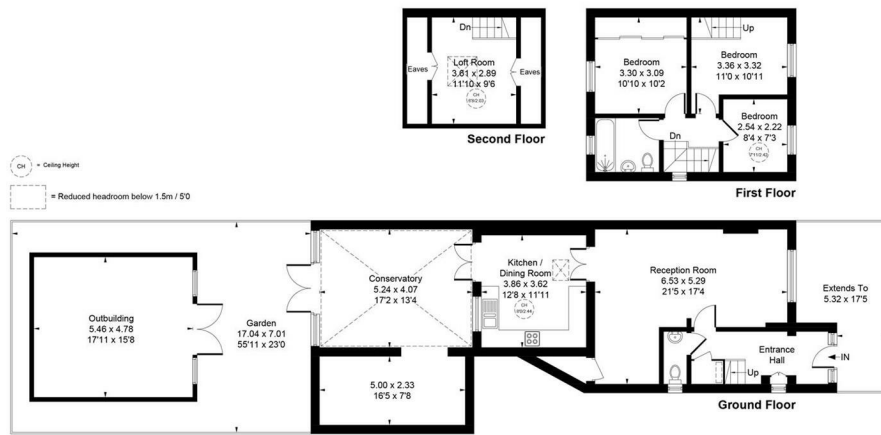


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## 55 Grosvenor Avenue, Hayes, Middlesex UB4 8NN

Approximate Gross Internal Area (Excluding Eaves) = 136.07 sq m / 1464 sq ft  
 Outbuilding = 26.16 sq m / 282 sq ft  
 Total = 162.23 sq m / 1746 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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## Energy Efficiency Rating

|                                                                                                                                                                                                                                                                                              | Current                            | Potential                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>58</p>                          | <p>81</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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