



Marvell Avenue, Hayes, Middlesex, UB4 0QR

A SPACIOUS AND WELL PRESENTED 3 BEDROOM EXTENDED SEMI DETACHED FAMILY HOUSE BENEFITTING FROM A 60' APPROX SOUTH FACING REAR GARDEN AND A NEW KITCHEN AND SHOWER ROOM RE-FITTED IN 2023.

Located in a most desirable residential area of North Hayes convenient for local schools and access to the Uxbridge Road and Yeading Lane. With gas central heating and double glazed windows this property has an entrance hall, lounge/dining room with an extended summer room extension area to the rear and a re-fitted modern kitchen. Upstairs has 2 double bedrooms, the 3rd bedroom has an additional toilet and wash hand basin, there is loft space suitable for conversion stpp and a re-fitted modern shower room and toilet. Outside has a 60' approx South facing rear garden + 11' x 10' garden storage shed with your own drive to the front for 2/3 cars and a shared drive to the side.

Offers In Excess Of £510,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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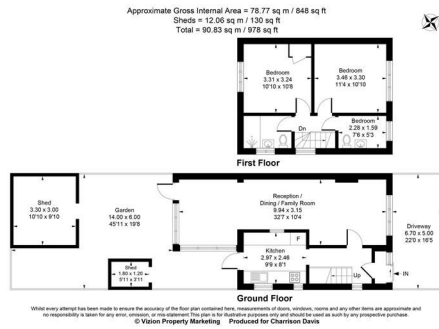
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Energy Efficiency Rating

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

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