



Kingsash Drive, Hayes, Middlesex, UB4 9RG

A 'Bovis' built, linked detached and extended 4/5 bedroom house situated within this very popular residential development close to Tesco Superstore and Yeading Marina with transport links for the A40/London, Northolt, Ealing, Heathrow, Uxbridge & Hayes Town (Hayes & Harlington station with Cross Rail now open).

The property has a downstairs shower room, lounge/family room, 2nd reception room/4th bedroom with a kitchen/dining room extension to the rear. Upstairs has 3 bedrooms and a bathroom. Outside you have a recently re-paved rear and front garden and the attached garage has been re-furnished and temporarily divided into 3 rooms (potential as additional living space subject to the normal permissions).

The property needs to be viewed to appreciate the full potential.

Asking Price £710,000

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Porch

Tiled flooring.

Entrance Hall

Carpeted stairs to first floor, radiator, laminate wood flooring through to lounge.

Downstairs Shower Room

Walk-in tiled shower, hand wash basin, low level wc, radiator, downlights, extractor fan, tiled walls & flooring.



Lounge/Family Room

Radiator, laminate wood flooring, door to.



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Reverse View



2nd Reception/4th Bedroom

Double glazed windows to front aspect, downlights, radiator, laminate wood flooring.

Kitchen/Diner Extension

Range of fitted wall, base & drawer units, skylight window provides additional natural light, fitted oven + separate gas hob & extractor hood, sink unit with mixer tap & tiled surround, space for washing machine, double glazed windows to rear aspect, downlights, laminate wood flooring, double glazed door to garden.



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Reverse View



1st Floor/Landing

Access to loft space, radiator, double glazed window to front aspect, storage cupboard, fitted carpets.

Bedroom 1

Double glazed windows to rear aspect, radiator, laminate wood flooring.



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Bedroom 2

Double glazed windows to rear aspect, radiator, laminate wood flooring.



Bedroom 3

Double glazed windows to front aspect, radiator, laminate wood flooring.



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Bathroom

White suite comprising panelled bath + shower & screen, hand wash basin, low level wc, tiled walls, radiator, extractor fan, double glazed windows to front aspect, laminate wood flooring.



Outside

Recently added wooden decked patio and newly paved rear garden.



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Reverse View



Attached Garage

Recently decorated + laminate wood flooring, temporarily divided into 3 rooms with access door to front and rear.



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Floor Plan

Approximate Gross Internal Floor Area : 134.22 sq m / 1444.73 sq ft
 Garden Measurement - (10.0m x 8.0m = 32'9" x 26'2")



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>73</p>	<p>83</p>

England & Wales

EU Directive
2002/91/EC



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