



### **Berwick Avenue, Hayes, UB4 0NF**

**NO UPPER CHAIN FOR THIS SPACIOUS 3 BEDROOM END OF TERRACED HOUSE WITH A 100' REAR GARDEN AND MUCH POTENTIAL TO IMPROVE AND EXTEND TO CREATE A PERFECT FAMILY HOME.**

This property features a detached TRIPLE WIDTH GARAGE (in need of repair) plus its own drive to the front for 3 cars. You have an entrance hall, 2 reception rooms and a kitchen with space to extend to the rear stpp. Upstairs has 3 bedrooms, shower room/toilet and loft space suitable for conversion stpp. Outside has an 100' approx rear garden with a detached triple width garage approached via a residence only rear service road. To the front is your own drive with additional parking for 3 more cars. This property is situated in the Brookside Road end of Berwick Avenue with easy access to Southall Broadway, Hayes Town (Elizabeth line station) and the Hayes-by-Pass linking the A40 London, Heathrow and the M4 London.

**VIEWING HIGHLY RECOMMENDED!**

**Asking Price £549,950**

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

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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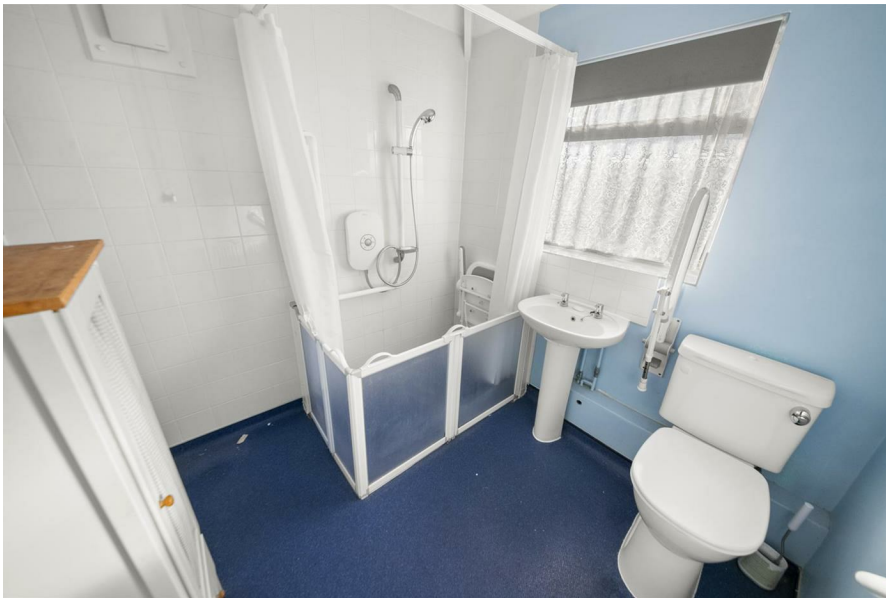
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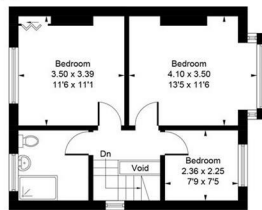
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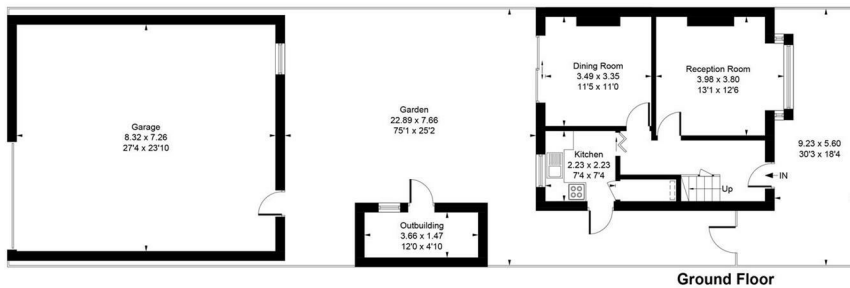
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Approximate Gross Internal Area (Excluding Void) = 86.01 sq m / 926 sq ft  
 Outbuilding = 5.46 sq m / 59 sq ft  
 Garage = 60.69 sq m / 653 sq ft  
 Total = 152.16 sq m / 1638 sq ft




Reduced headroom below 1.5m / 5'0"



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>64</p>	<p>76</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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