



### Kingshill Avenue, Northolt, London, UB5 6NY

NO UPPER CHAIN for this spacious and very well presented FOUR BEDROOM / 2 BATHROOM EXTENDED FAMILY HOUSE situated in a much sought after area close to a choice of favored schools including St Raphaels Catholic Primary School, a shopping parade and main bus route links to Northolt station (central line for London), Ealing, Southall, Uxbridge, Heathrow and Hayes Town Centre / Hayes & Harlington Elizabeth line station (Paddington within 20 minutes).

The property boasts a good sized lounge, full width 19' luxury kitchen/diner, downstairs toilet and a downstairs double bedroom with an en-suite shower room/toilet, upstairs has 3 large bedrooms and a luxury shower room with loft space ideal for conversion stpp.

Outside has a brick paved own drive providing parking for 6/7 cars + a small enclosed paved side garden.

**Asking Price £550,000**

**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)

116. Kingshill Avenue, Northolt, London UB5 6NY





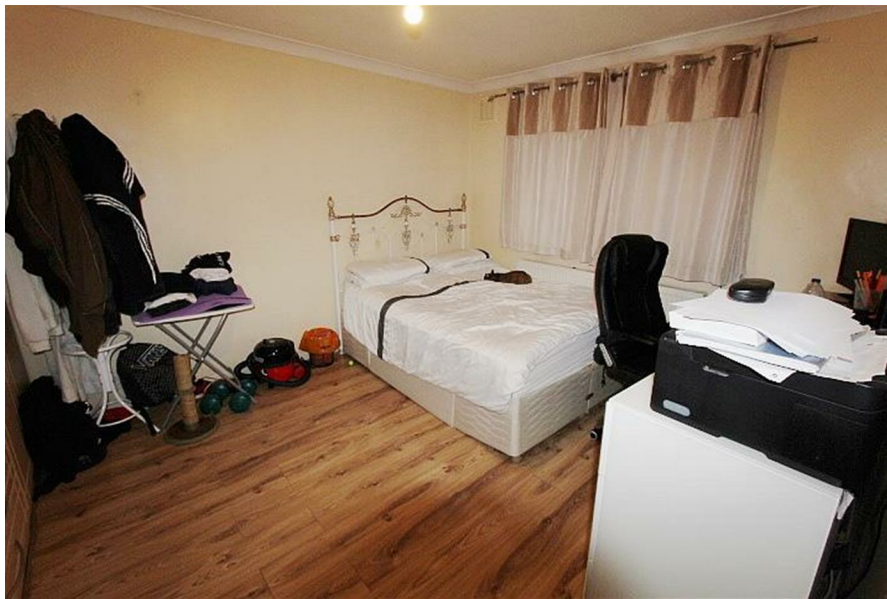
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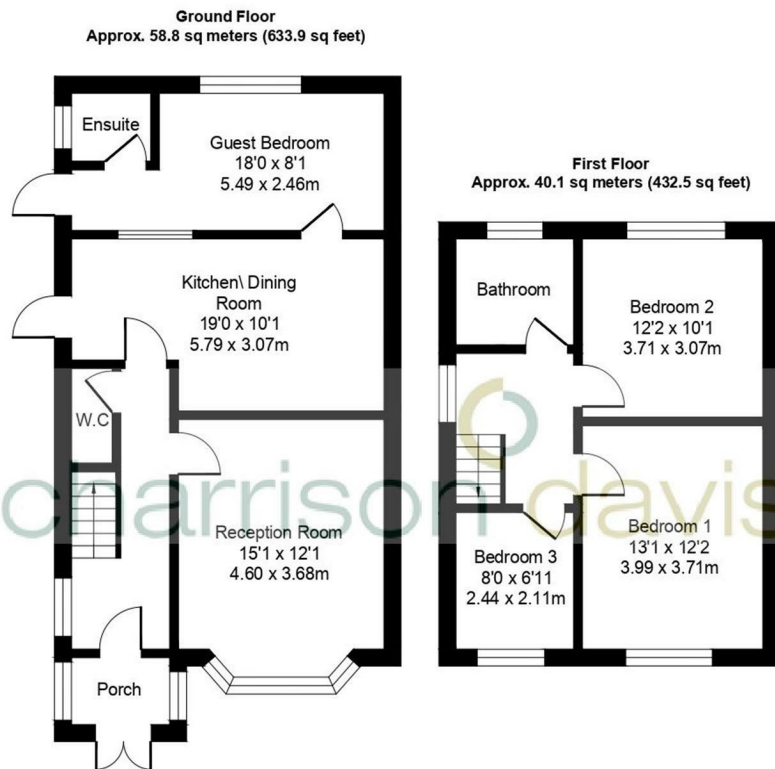


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**Total Area Approx. 99.0 sq meters (1066.5 sq feet)**

## 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>60</p>	<p>86</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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