



## Kilpatrick Way, Hayes, UB4 9SX

NO ONWARD CHAIN.

THIS IS A RARE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL 4 BEDROOM DETACHED 'BOVIS' BUILT FAMILY RESIDENCE WITH POTENTIAL TO EXTEND TO THE SIDE AND INTO LARGE LOFT SPACE stpp.

THIS ATTRACTIVE PROPERTY IS SITUATED IN ONE OF THE GLENCOE DEVELOPMENTS MOST SOUGHT AFTER LOCATIONS, ORIGINALLY PART OF THE FINAL PHASE TO BE COMPLETED IN THE 1990's.

Situated just a short walk to Yeading Tesco superstore, the picturesque Willow Tree Marina and Willow Tree Nature Walk this elegant property has leaded light style double glazed windows, gas central heating and a recently replaced water cylinder.

The accommodation provides a welcoming entrance hall, spacious lounge with a feature fireplace, double panel glass doors through to a separate dining room, downstairs toilet and a good sized oak style kitchen/breakfast room. Upstairs all 4 bedrooms have built-in wardrobes (master bedroom has its own en-suite shower room and toilet) + family bathroom and generous loft space.

Outside has a bonus side garden providing space for a side extension, a well tended lawned rear garden (not overlooked) and an integral garage which could be converted into additional living space stpp.

To the front is your own drive parking 3/4 cars.

**Guide Price £725,000**

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

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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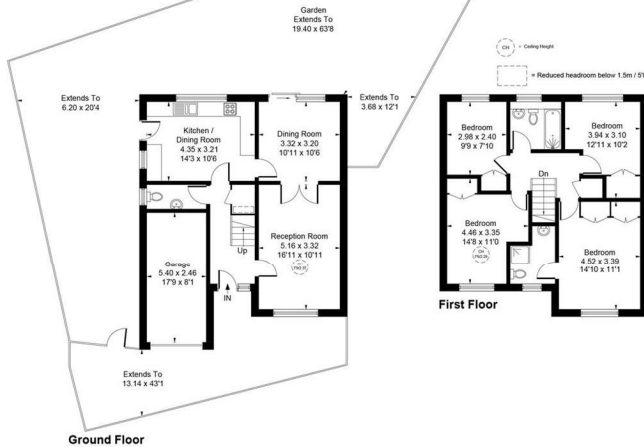




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Approximate Gross Internal Area = 119.46 sq m / 1286 sq ft  
Garage = 13.44 sq m / 145 sq ft  
Total = 132.90 sq m / 1431 sq ft




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>73</p>                          | <p>84</p>   |
| <p><b>England &amp; Wales</b></p>  | <p>EU Directive<br/>2002/91/EC</p> |  |

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