



### Kingshill Avenue, Hayes, Middlesex, UB4 8BT

**SPECIAL BUYERS CASH BACK IF PURCHASED WITH CHARRISON DAVIS ESTATE AGENTS.**

Your Own Drive parks several cars with this wonderful 3 double bedroom extended and semi detached family house very well presented throughout. The property has gas central heating and double glazed windows with leaded lights, a spacious and extended entrance hall, good sized kitchen, lounge with dining room area and a rear extension providing a comfortable family room. Upstairs has 3 double bedrooms, a modern bathroom with separate toilet and loft space suitable for conversion stpp. Outside has an attractive South facing rear garden with a paved patio, well tended lawn, feature pond, 2 sheds, side access and a storage garage.

You also have your OWN driveway to the side and your own drive-in to the front.

**Asking Price £559,950**

**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)

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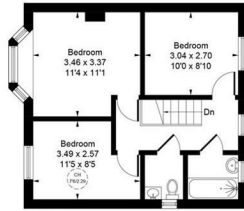
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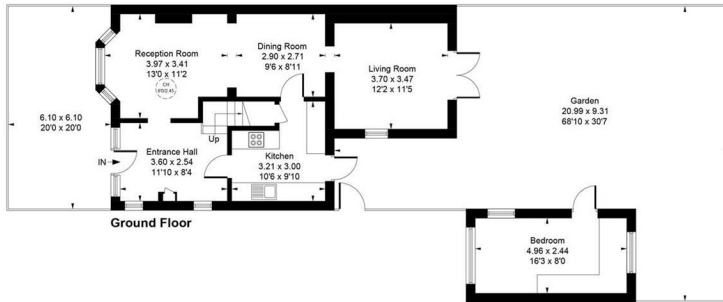
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Approximate Gross Internal Area = 98.00 sq m / 1055 sq ft  
Outbuilding = 12.29 sq m / 132 sq ft  
Total = 110.29 sq m / 1187 sq ft



First Floor

CH = Ceiling Height




Ground Floor

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



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