



Dorset Avenue, Hayes, UB4 8NR

We are delighted to be chosen as Sole Agents again for another much sought after 'Nash' built semi detached house located within this popular residential area of North Hayes close to Kingshill shopping parade and favored schools including Hayes Park Primary. Excellent transport links are available for access to Northolt station (central line for London), A40 London, Ealing, Uxbridge, Heathrow and Hayes Town (Hayes & Harlington station - Paddington within 20 minutes).

This very well presented property has potential to extend to the rear and into the loft stpp with the accommodation currently providing you with an entrance hall, lounge (approached via the hall or dining room), and a modern fitted kitchen / dining room. Upstairs has 3 double bedrooms and a modern bathroom + plumbed shower. Outside the 70' approx rear garden is South facing with a patio to a well tended lawn and a second patio area to the rear. Your own drive-in to the front provides off street parking for 2 cars. VIEWING HIGHLY RECOMMENDED!

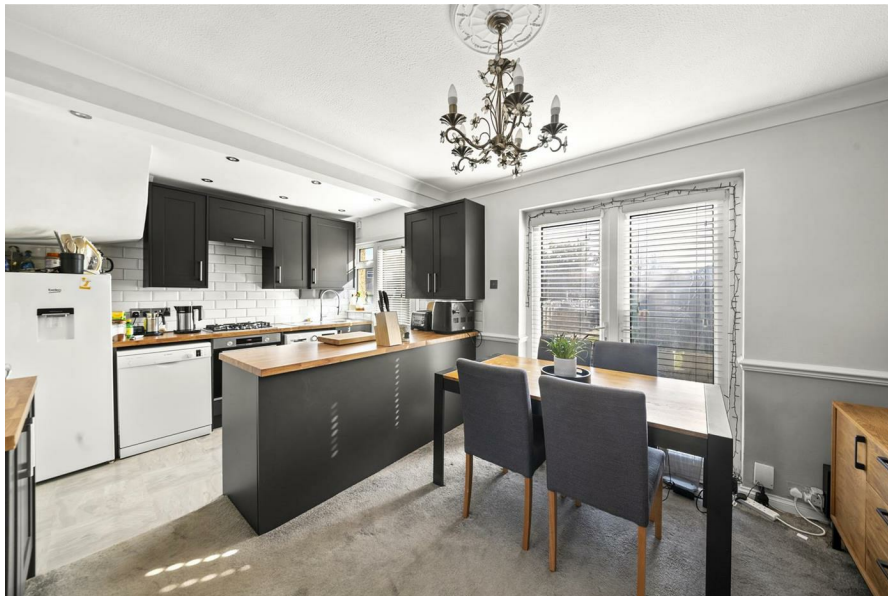
Offers In Excess Of £500,000

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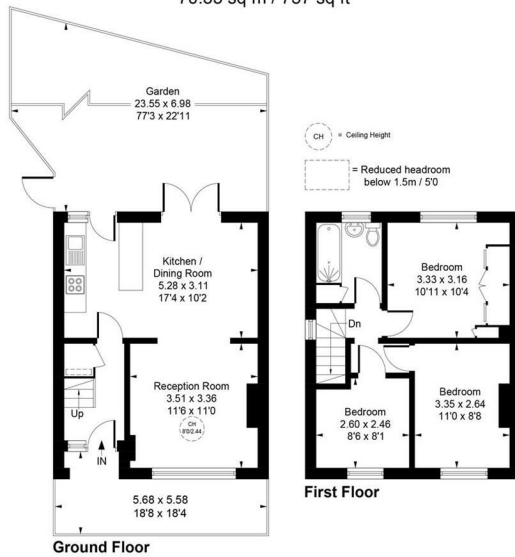


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Approximate Gross Internal Area
70.33 sq m / 757 sq ft



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) 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>65</p>	<p>88</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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