



### Oakington Avenue, Hayes, UB3 4AQ

NO UPPER CHAIN for this well presented 2 bedroom semi detached house situated in a much sought after area near to Pinkwell Primary and Harlington High School. Also convenient for local shopping parades, ASDA Superstore and Hayes Town (hayes & harlington elizabeth line underground station with Paddington in under 20 minutes).

Excellent transport links are also available for Hounslow, Heathrow, M25 motorway and the M4 London. This property has gas central heating and double glazed windows with the accommodation providing an entrance hall, lounge and a full width modern fitted kitchen to the rear with potential to extend. Upstairs has loft storage space, 2 bedrooms and a modern bathroom. Outside you have a generous 90' rear garden with your own driveway to the front with the potential to park 2 cars stpp. Excellent First Time Buy or Buy-to-Let investment.

**Offers In Excess Of £400,000**

**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)

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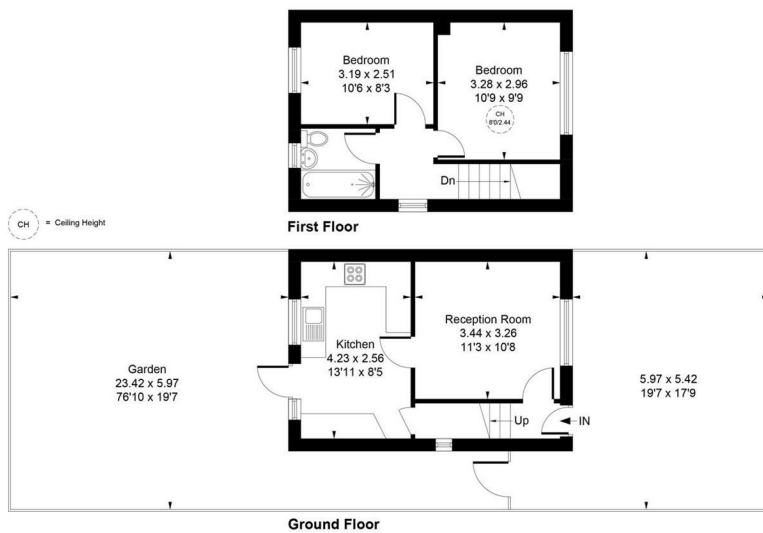




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Approximate Gross Internal Area = 53.44 sq m / 575 sq ft



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>56</p>	<p>83</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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