



## **Trevor Close, Northolt, UB5 6ND**

THIS IS A SPACIOUS AND WELL PRESENTED PURPOSE BUILT 2 DOUBLE BEDROOM GROUND FLOOR MAISONETTE WITH YOUR OWN ENCLOSED FRONT AND REAR GARDENS.

The property is located in a much sought after residential area close to the popular St Raphaels Catholic Primary School near Kingshill Avenue providing excellent transport links to Northolt Central line station, A40 London, Hayes-by-Pass for Heathrow, M4 London and Hayes Town (Hayes & Harlington station - Paddington within 20 minutes).

The property boasts generous room sizes (66.8 sq M / 740 Sq FT) with the accommodation providing an entrance hall with doors to all rooms, good sized lounge, kitchen/breakfast room, utility room, 2 large double bedrooms and a modern bathroom. Outside has generous front and rear gardens and 2 brick storage sheds.

**EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT.**

**Offers In Excess Of £325,000**

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

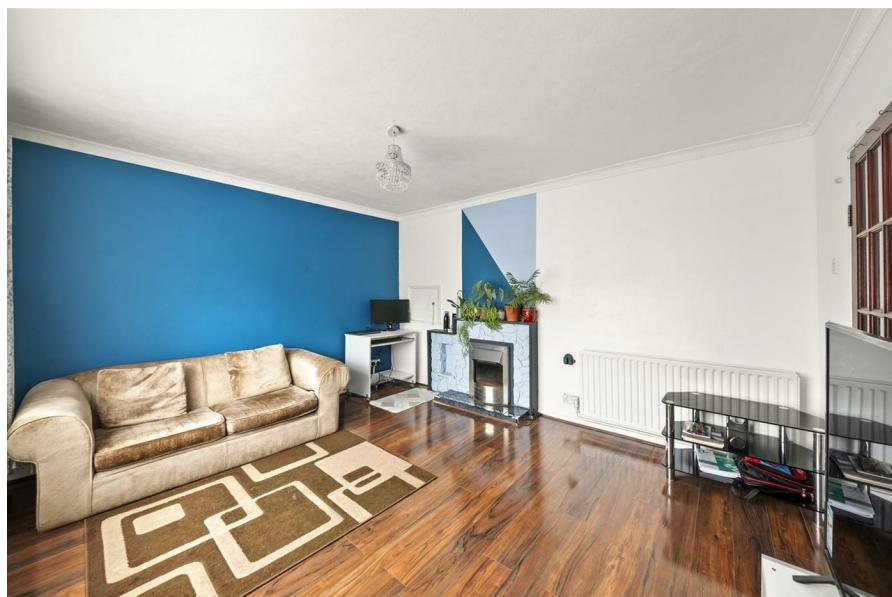
254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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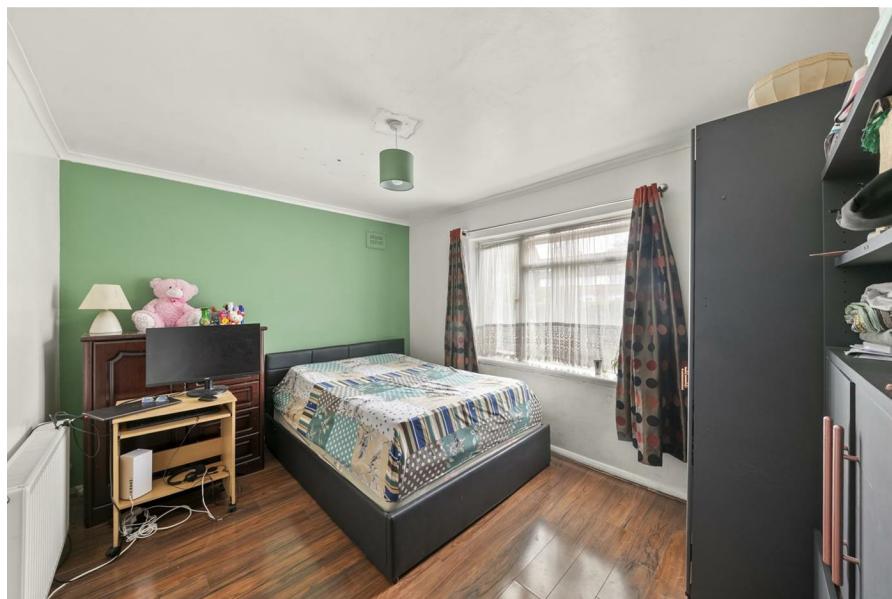
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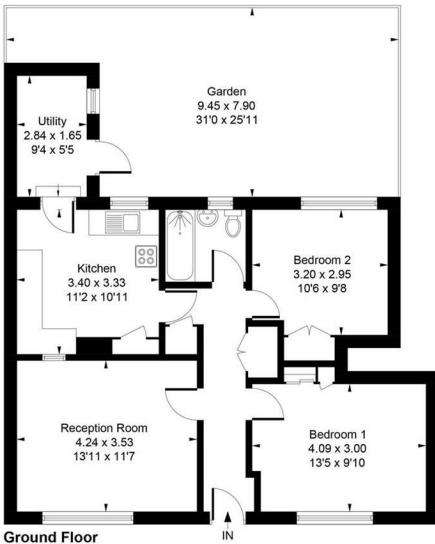


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Approximate Gross Internal Area  
68.6 sq m / 739 sq ft



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 purchaser.

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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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