



## Frogmore Avenue, Hayes, UB4 8AP

THIS IS A MUCH SOUGHT AFTER 'A' TYPE 'NASH' BUILT EXTENDED SEMI DETACHED FAMILY HOUSE (THE LARGEST OF THIS HOUSE SYLE IN THE AREA) WELL PRESENTED THROUGHOUT WITH SPACIOUS ROOMS AND 3 DOUBLE BEDROOMS. Located in one of North Hayes most desirable roads next to the much favored Hayes Park Primary School and a short walk to Kingshill shopping parade.

The property has an entrance hall, lounge with a separate dining room and a full width kitchen/breakfast room extension to the rear. Upstairs has 3 double bedrooms, a modern bathroom with a 'spa' style bath and plumbed shower with loft space suitable for conversion stpp.

Outside has a large rear garden with a patio and well maintained lawned area. A detached garage is accessed via a shared drive to a gated own drive providing parking spaces and to the front is additional own drive parking for 2 more cars.

**VIEWING HIGHLY RECOMMENDED!**

**Asking Price £570,000**

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)

42 Frogmore Avenue, Hayes, UB4 8AP



42 Frogmore Avenue, Hayes, UB4 8AP



42 Frogmore Avenue, Hayes, UB4 8AP



42 Frogmore Avenue, Hayes, UB4 8AP



42 Frogmore Avenue, Hayes, UB4 8AP



42 Frogmore Avenue, Hayes, UB4 8AP



42 Frogmore Avenue, Hayes, UB4 8AP



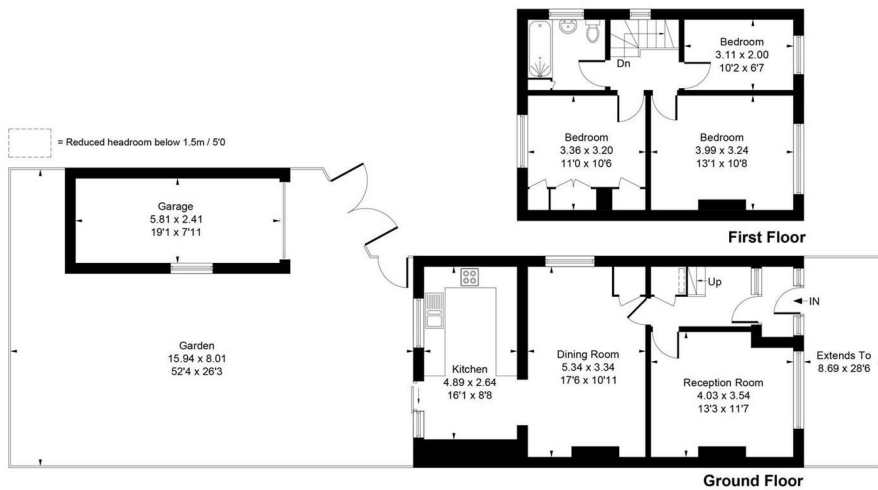
42 Frogmore Avenue, Hayes, UB4 8AP



42 Frogmore Avenue, Hayes, UB4 8AP



Approximate Gross Internal Area = 96.33 sq m / 1037 sq ft  
 Garage = 14.14 sq m / 152 sq ft  
 Total = 110.47 sq m / 1189 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.  
 © Vizion Property Marketing Produced for Charrison Davis

# 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>65</p>	<p>80</p>

**England & Wales**

EU Directive  
2002/91/EC



42 Frogmore Avenue, Hayes, UB4 8AP

