



## Strathearn Avenue, Hayes, UB3 5HJ

'THIS IS TRULY A HOME TO BE PROUD OF'

HAVING BEEN CLEVERLY EXTENDED TO THE SIDE, REAR AND IN TO THE LOFT SPACE, THIS IS A STUNNING AND SPACIOUS 5 BEDROOM / 3 BATHROOM SEMI DETACHED FAMILY HOUSE, MODERNISED AND PRESENTED TO A VERY HIGH STANDARD THROUGHOUT..

The generous living space has an extended entrance hall with tiled flooring across the ground floor. You have a huge open plan lounge / dining area / family room and luxury kitchen with a separate utility room plus a ground floor 5th double bedroom with fitted wardrobes, dressing area and a separate shower room/toilet.

Upstairs, the master bedroom has fitted wardrobes and an en-suite bathroom with 'state of the art' spa style bath with body jets. You have 2 more double bedrooms with fitted wardrobes, single bedroom currently used as an office and a separate shower room and toilet. The loft has been boarded and has a built-in staircase and skylight window. Outside has a 60' rear garden with a substantial 21' x 18' double glazed and detached storage garden room and to the front is your own drive parking 3 cars.

VIEIWNNG HIGHLY RECOMMENDED!

**Asking Price £685,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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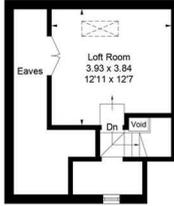


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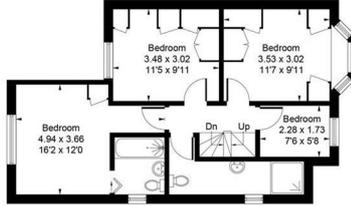


## 4 Strathearn Avenue, Hayes, UB3 5HJ

Approximate Gross Internal Area = 150.52 sq m / 1620 sq ft  
 Loft (Excluding Eaves & Void) = 20.12 sq m / 217 sq ft  
 Outbuilding = 32.21 sq m / 347 sq ft  
 Total = 202.58 sq m / 2184 sq ft



Second Floor



First Floor



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>	73	78

**England & Wales**

EU Directive  
2002/91/EC



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