



## Shakespeare Avenue, Hayes, Middlesex, UB4 9AG

WOW! DO NOT MISS THIS!

CHARRISON DAVIS OFFER FOR SALE THIS TRULY OUTSTANDING 2 BEDROOM EXTENDED GROUND FLOOR MAISONETTE WITH A GARAGE AND NO ONWARD CHAIN!

THIS STUNNING PROPERTY WAS COMPLETELY RENOVATED TO A VERY HIGH STANDARD IN 2025 AND PROVIDES A PERFECT PROPERTY READY TO MOVE STRAIGHT INTO.

You have gas central heating, double glazed windows, downlighting, a newly fitted stylish kitchen, large lounge, 2 bedrooms, modern bathroom, double glazed conservatory, private rear garden (with side and rear access), detached outbuilding and a garage to the rear. To the front is hardstanding with scope to park 4 cars (subject to approval).

93 YEARS LEASE REMAINING / NO SERVICE CHARGE / GROUND RENT £150.00 PA  
EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT!

**Guide Price £335,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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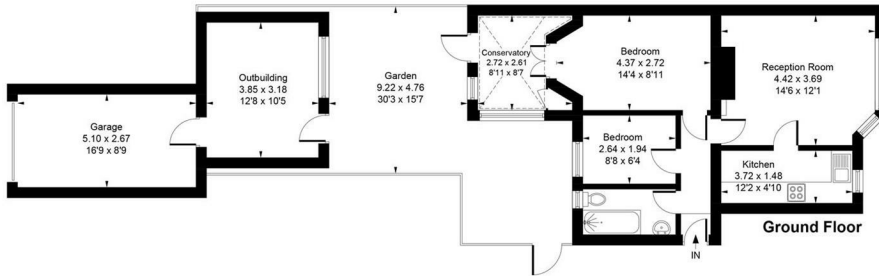


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Approximate Gross Internal Area = 54.89 sq m / 591 sq ft  
 Outbuilding = 12.66 sq m / 136 sq ft  
 Garage = 13.74 sq m / 148 sq ft  
 Total = 81.29 sq m / 875 sq ft



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>69</p>	<p>76</p>

**England & Wales**

EU Directive  
2002/91/EC



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