



Kingshill Avenue, Hayes, UB4 8BW

AVAILABLE WITH NO ONWARD CHAIN - THIS IS A SPACIOUS 3 DOUBLE BEDROOM SEMI DETACHED HOUSE WITH EXCELLENT SCOPE TO CREATE YOUR OWN PERFECT FAMILY HOME.

The property has gas central heating with a new combination boiler, a replaced roof covering and cavity wall insulation. The accommodation provides a spacious entrance hall, lounge/ dining room (this can be accessed via the hall or the kitchen), a fitted kitchen and a conservatory. Upstairs has 3 bedrooms, bathroom and loft space suitable for conversion (stpp). Outside you have a secluded and South facing rear garden with a detached garage approached via a shared drive. The property is conveniently located across the road from Kingshill shopping parade with Hayes Park Primary school within just a few minutes walk. Public transport links are available for Northolt central line station, Ealing, Uxbridge, Heathrow and Hayes Town Elizabeth line station - Paddington within 20 minutes.

Asking Price £525,000

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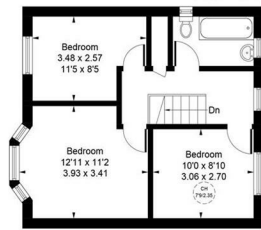
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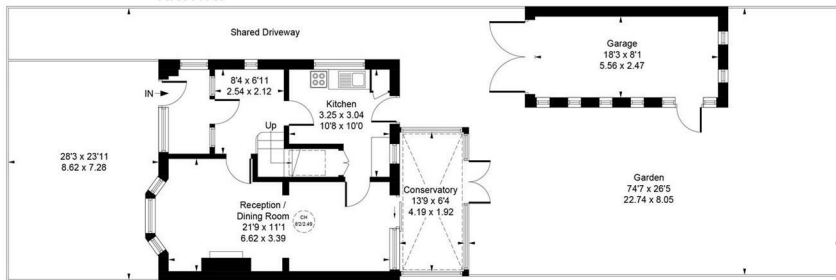


Approximate Gross Internal Area = 92.89 sq m / 1000 sq ft
Garage = 14.21 sq m / 153 sq ft
Total = 107.1 sq m / 1153 sq ft



First Floor

CH = Ceiling Height
= Reduced headroom below 1.5m / 5'0"




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) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>70</p>	<p>81</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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