



Grosvenor Avenue, Hayes, UB4 8NP

THIS IS AN IMPRESSIVE 2 DOUBLE BEDROOM PURPOSE BUILT FIRST FLOOR MAISONETTE BENEFITTING FROM A LONG 950 YEAR LEASE, NO ANNUAL SERVICE CHARGES AND ITS OWN LAWNED REAR GARDEN TO INCLUDE AN OUTSTANDING DETACHED SUMMER HOUSE.

SPACIOUS AND WELL PRESENTED ACCOMMODATION WITH GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS - FRONT DOOR WITH STAIRS TO THE FIRST FLOOR LANDING - DOORS TO ALL ROOMS TO INCLUDE A MODERN FITTED KITCHEN/BREAKFAST ROOM, SPACIOUS LOUNGE, 2 DOUBLE BEDROOMS AND A MODEN BATHROOM. OUTSIDE HAS DIRECT ACCESS TO A GOOD SIZED ENCLOSED AND LAWNED REAR GARDEN WITH A FEATURE DETACHED SUMMER HOUSE.

Grosvenor Avenue is a much sought after residential area of North Hayes close to a choice of schools and Kingshill shopping parade.

Asking Price £325,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

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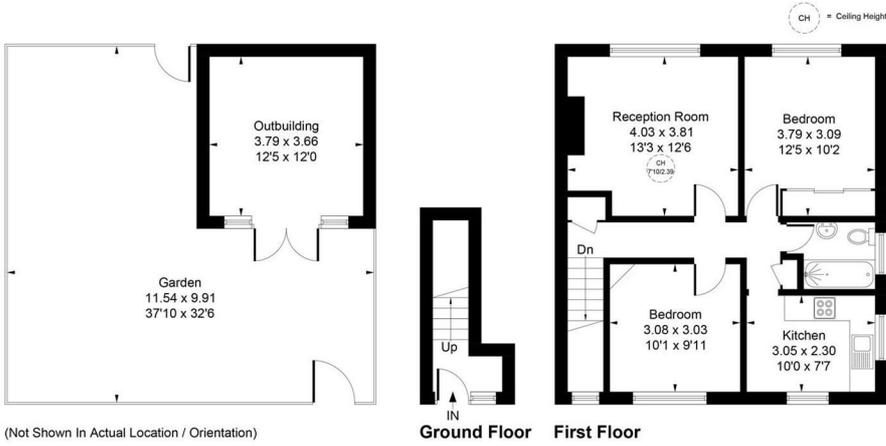


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Approximate Gross Internal Area = 60.03 sq m / 646 sq ft
 Outbuilding = 14.20 sq m / 153 sq ft
 Total = 74.23 sq m / 799 sq ft



(Not Shown In Actual Location / Orientation)

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>77</p>	<p>77</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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