



## Camden Avenue, Hayes, UB4 0PW

**DO NOT MISS THIS! EARLY VIEWING STRONGLY RECOMMENDED!**

**A MUCH LARGER THAN EXPECTED 3 BEDROOM FAMILY HOUSE PLUS 20' X 20' DETACHED DOUBLE GARAGE.**

You have an extended entrance hall, downstairs utility room/toilet, good sized lounge/dining room with doors through to a generous and impressive rear extension giving you a combined open plan kitchen, family room and conservatory.

Upstairs has loft space suitable for conversion stpp, master bedroom with en-suite shower/toilet, 2 more bedrooms and a spacious bathroom with additional walk-in shower.

Outside has a 70' approx rear garden with a paved sun terrace, feature raised fish pond and gated rear access to a substantial 20' x 20' detached garage and potential to the front for off street parking 2 cars stp.

Camden Avenue is a popular and much sought after residential location near to the Uxbridge Road and convenient for the Guru Nanak Sikh School, access to Southall Broadway, Hayes Town (Hayes & Harlington Elizabeth line station) and Heathrow.

**Asking Price £585,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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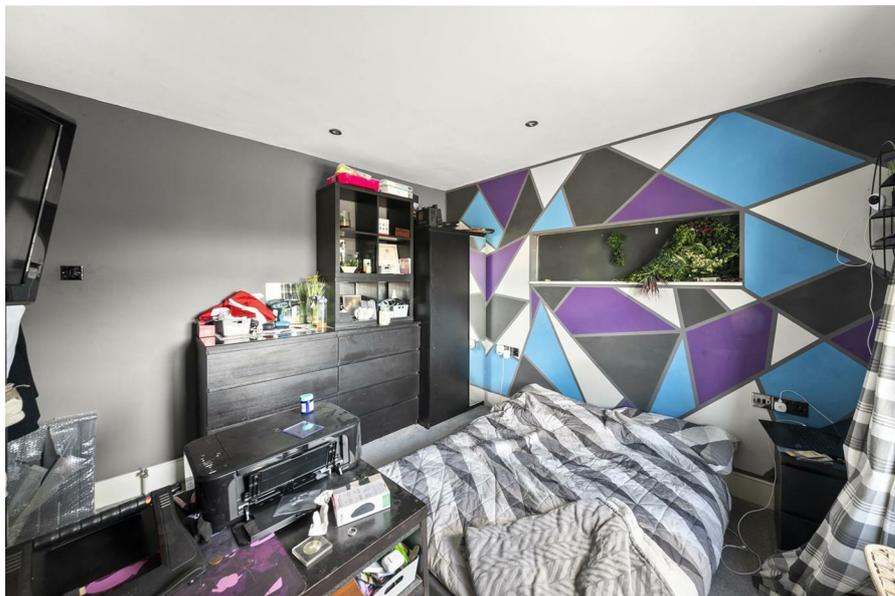
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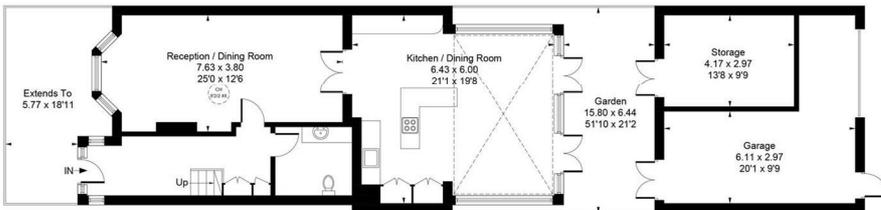
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Approximate Gross Internal Area (Excluding Void) = 128.60 sq m / 1384 sq ft  
 Garage & Storage = 38.19 sq m / 411 sq ft  
 Total = 166.79 sq m / 1795 sq ft



First Floor



Ground Floor

Outbuilding

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>63</p>	<p>78</p>

**England & Wales**

EU Directive  
2002/91/EC



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