



## Kingshill Avenue, Northolt, UB5 6NY

NO ONWARD CHAIN FOR THIS SPACIOUS 3 / 4 DOUBLE BEDROOM EXTENDED SEMI DETACHED HOUSE WITH A GROUND FLOOR SHOWER ROOM/TOILET AND UPSTAIRS BATHROOM/TOILET.

Located close to a choice of Schools including St. Raphaels Catholic Primary School and Barnhill Community College with excellent transport links for the A40 London, Northolt Central line station and the Hayes-by-pass for Hayes Elizabeth line station and Heathrow Airport.

This larger than expected property has an entrance hall, lounge and dining room area, downstairs shower room/toilet, kitchen/breakfast room extension (including appliances) and a double glazed summer/utility room. Upstairs has a huge master bedroom incorporating a dressing room suite with plenty of fitted wardrobes which could be re-arranged to add another bedroom, family bathroom with feature corner bath and loft space suitable for conversion stpp. Outside has a covered BBQ area and an easy maintained artificial lawn and side access gate.

You also have 2 detached garden outbuildings (1 has a toilet and the other has a shower and toilet).

To the front is a brick paved own drive parking 2/3 cars.

**Asking Price £599,999**

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

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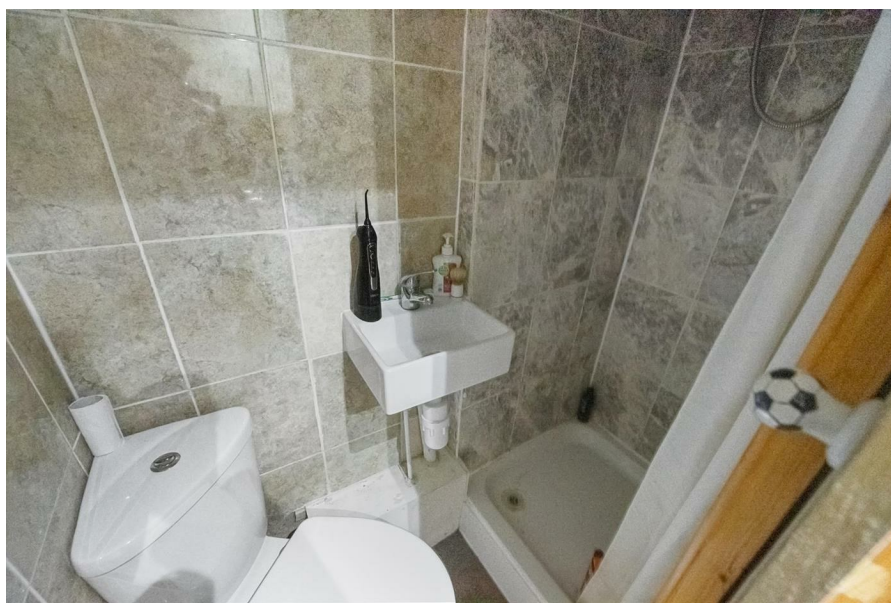
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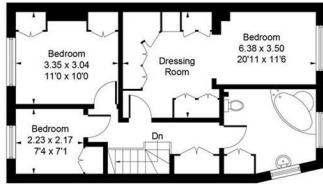


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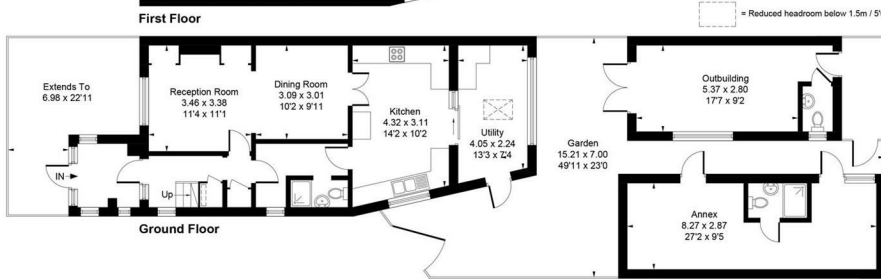


## 131 Kingshill Avenue, Northolt, UB5 6NY

Approximate Gross Internal Area = 121.42 sq m / 1307 sq ft  
 Outbuilding = 19.03 sq m / 205 sq ft  
 Annex = 23.85 sq m / 257 sq ft  
 Total = 164.30 sq m / 1769 sq ft



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>		

**England & Wales**

EU Directive  
2002/91/EC



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