



### **Croyde Avenue, Hayes, UB3 4EJ**

**LARGER THAN EXPECTED 3 / 4 BEDROOM EXTENDED SEMI DETACHED HOUSE AVAILABLE WITH NO ONWARD CHAIN! THIS WELL PROPORTIONED FAMILY HOUSE OFFERS SPACIOUS LIVING SPACE THROUGHOUT, WITH A GENEROUS SIZED 100' REAR GARDEN AND OWN DRIVEWAY PARKING TO THE FRONT.**

Croyde Avenue is set within a popular residential area convenient for local schools, ASDA superstore and access to Hayes Town (Elizabeth line station) and Heathrow.

This property has gas central heating and double glazed windows with the accommodation providing an entrance hall, front reception room currently used as a 4th bedroom, 2nd reception room/lounge and a 16' x 16' kitchen/dining room extension to the rear. Upstairs has 3 bedrooms, bathroom with separate toilet and loft space suitable for conversion stpp. Outside has a large 100' rear garden, shared drive to the side and own driveway to the front for 2 cars.

**Guide Price £624,950**

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

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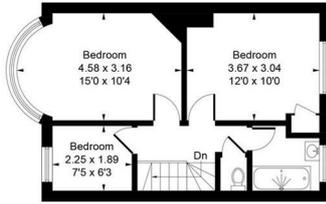


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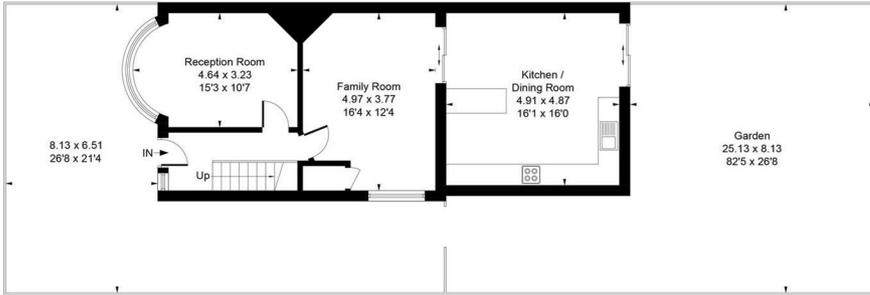


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Approximate Gross Internal Area  
106.20 sq m / 1143 sq ft



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>	<p>46</p>	<p>75</p>

**England & Wales**

EU Directive  
2002/91/EC



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