



Goshawk Gardens, Hayes, UB4 8LB

A beautiful family home offered for sale in excellent condition throughout by its current owners, having been skillfully extended to the rear the property comprises entrance hall, living room, dining room, extended & integrated kitchen, first floor landing with access to loft, 3 good size bedrooms & attractive family bathroom. Externally there's off street parking to the rear, shared driveway and large rear garden with summer house and patio area. **VIEWING IS HIGHLY ADVISED.**

Located on a sought after residential road in North Hayes within walking distance of shops & public transport on Kingshill Avenue and also within the catchment area of Hayes Park primary School.

Offers In Excess Of £570,000

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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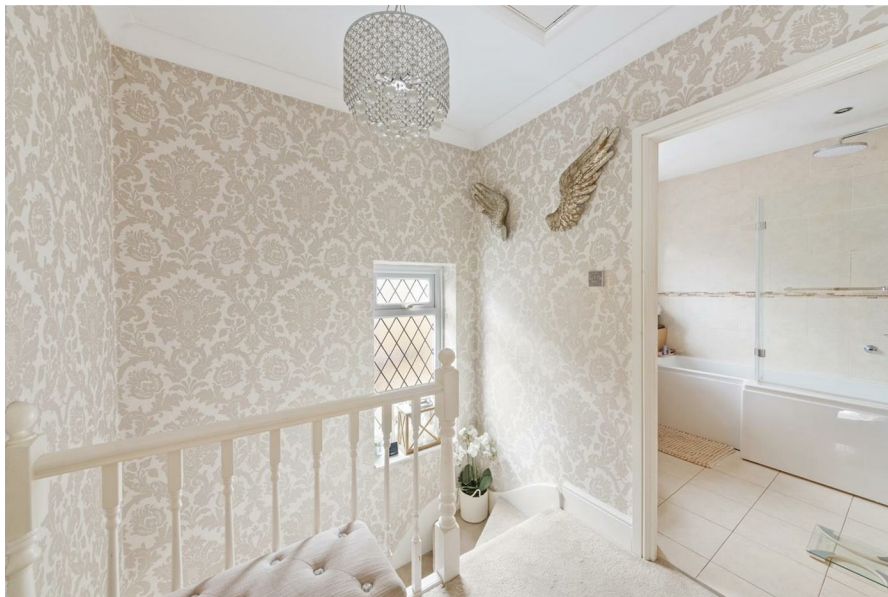
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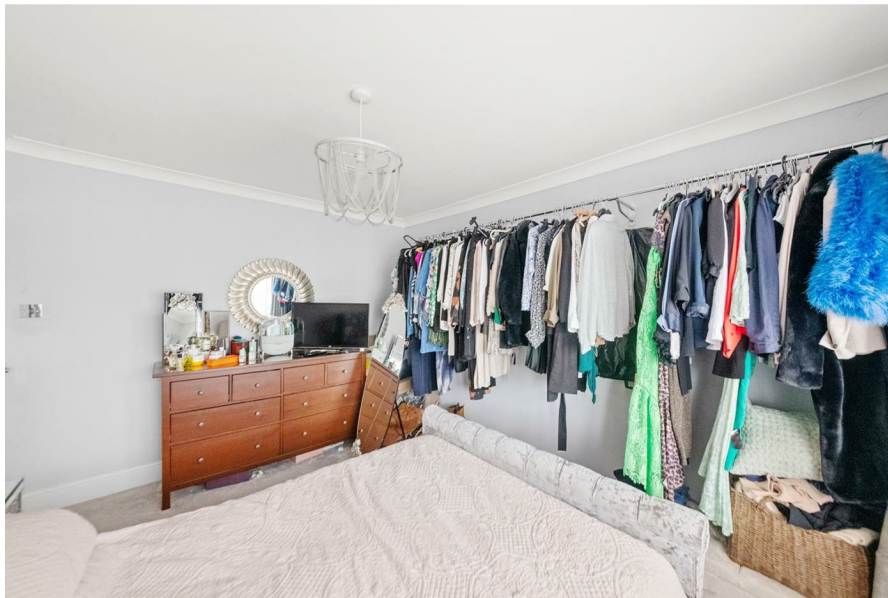
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bathroom

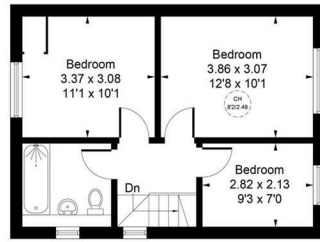


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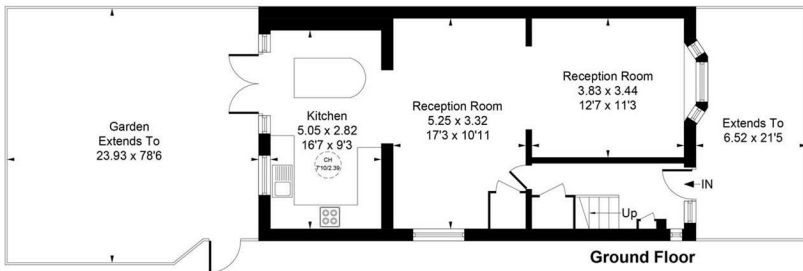


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Approximate Gross Internal Area = 94.36 sq m / 1016 sq ft



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) 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>71</p>	<p>86</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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