



Grosvenor Avenue, Hayes, Middlesex, UB4 8NL

THIS IS AN OUTSTANDING 3 DOUBLE BEDROOM, 'A' TYPE, 'NASH' BUILT, EXTENDED SEMI DETACHED FAMILY HOUSE. THIS IMPRESSIVE PROPERTY HAS SPACIOUS AND WELL PRESENTED ROOMS THROUGHOUT AND A STUNNING REAR GARDEN WITH GATED ACCESS INTO RECREATION FIELDS.

With gas central heating and leaded light style double glazed windows you have an entrance hall, large L shaped lounge and dining room and a full width modern fitted kitchen/breakfast room extension to the rear.

Upstairs has loft space suitable for conversion stpp, 3 double bedrooms and a modern shower room and toilet. Outside you are spoilt by a beautiful 70' lawned rear garden with a paved patio and your private gate into recreation fields. Parking is available via a shared drive to a gated own drive and detached garage, the front garden also has space to park 1 car.

Grosvenor Avenue is within a much sought after residential area of North Hayes close to Kingshill shopping parade and Hayes Park Primary School. Transport links are available for Northolt, Ealing, Uxbridge, A40 London, Heathrow and Hayes & Harlington Elizabeth line station.

VIEWING HIGHLY RECOMMENDED!

Offers In Excess Of £550,000

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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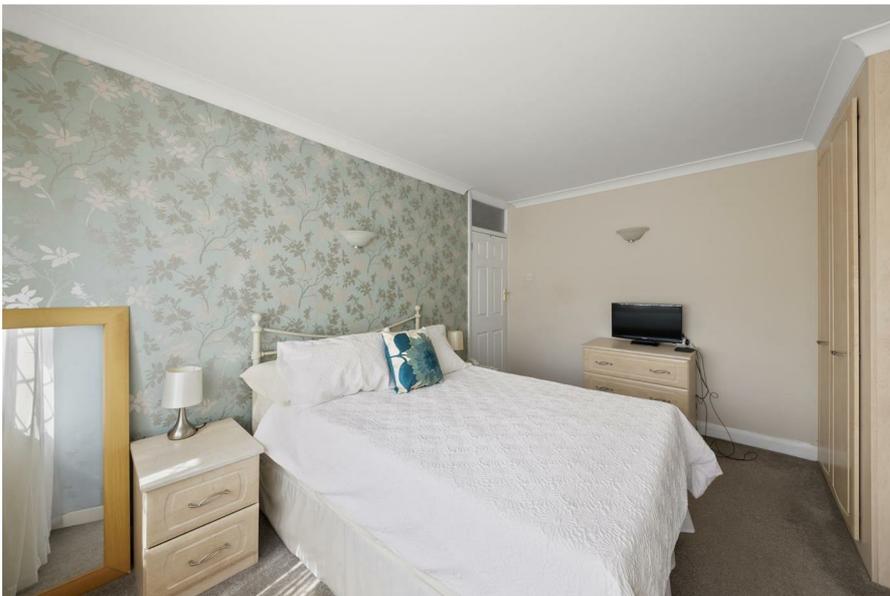
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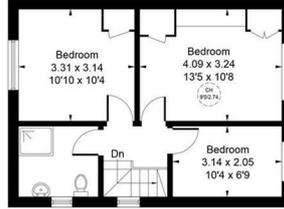


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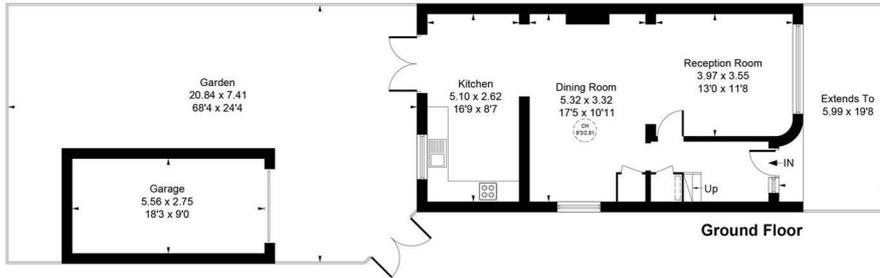
Approximate Gross Internal Area = 98.04 sq m / 1055 sq ft
 Garage = 15.47 sq m / 167 sq ft
 Total = 113.51 sq m / 1222 sq ft



CH = Ceiling Height
 = Reduced headroom below 1.5m / 5'0"



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>65</p> | <p>82</p> |

England & Wales

EU Directive
2002/91/EC



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