



Grosvenor Avenue, Hayes, Middlesex, UB4 8NL

A well presented & extended 'Nash' built, 3 / 4 semi detached family house located on a sought after residential road in North Hayes close to Kingshill shopping parade, well regarded schools. including Hayes Park Primary and transport links for Ealing, Northolt, Uxbridge, Southall, Heathrow and Hayes & Harlington Elizabeth line station - Paddington within 20 minutes. The property comprises extended entrance hall, ground floor wc, large through lounge and an extended kitchen / diner to the rear. Upstairs has 3 good size bedrooms, family bathroom & an excellent loft room with skylight window which the current vendors previously used as a 4th bedroom. Externally you have off street parking to the front for 2 cars, a detached garage via shared driveway and a 70' approx lawned rear garden with a patio area...AN IDEAL FAMILY HOUSE...

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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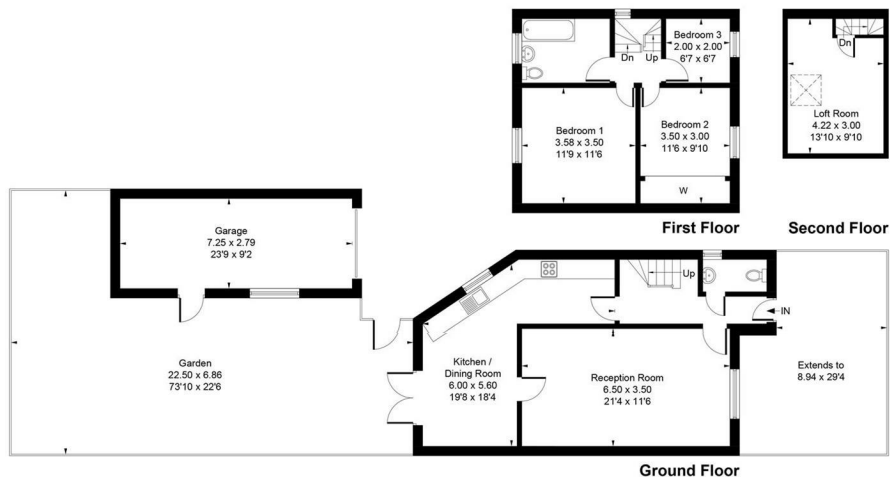
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Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft
 Garage = 20.69 sq m / 223 sq ft
 Total = 122.89 sq m / 1323 sq ft



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>67</p>	<p>84</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

A map of the Hillingdon area in Greater London. A yellow pin marks the location of the 'Regional Open Space (Belmore Playing Fields)' near Kingshill Ave. The map shows various roads including B483, A437, A4180, The Pkwy, Veading Ln, Coldharbour Ln, and Horton Rd. Landmarks and locations labeled include Uxbridge College, Battle of Britain Bunker, Main Reception, Hillingdon Heath, Hayes End, Colham Green, Hayes, Stockley Park, North Hillingdon, Polish Air Force Memorial, Goals Ruislip, Northolt, Northala Fields, and Southall. The Google logo is in the bottom left corner, and 'Map data ©2025 Google' is in the bottom right corner.