



### Ashford Avenue, Hayes, Middlesex, UB4 0ND

**DO NOT MISS THIS!** A most delightful 3 bedroom extended property which has been re-modernised to a high standard in recent years by the present owners. Perfect, especially for First Time Buyers as this property is ready to move straight into. Well presented throughout and benefitting from gas central heating (new combination type boiler 2021) and double glazed windows, the accommodation gives you a Lounge, luxury downstairs shower room, extended modern fitted kitchen with integrated appliances, dining room area + separate utility area. Upstairs has 3 bedrooms (bed 3 currently being used as an office) plus a modern re-fitted bathroom with loft space suitable for conversion stpp. Outside has a 50' approx rear garden with a large wooden decked patio and 6M x 5M detached brick built and double glazed storage annex, your own drive-in to the front parks 2 cars. Located in a much sought after residential area within Yeading Infant school catchment (currently reported as 'outstanding' by OFSTED) & convenient for Southall Broadway, Hayes Town and access to Heathrow A40 - London/M4 & M25.

Viewing strongly recommended!

**Offers In Excess Of £490,000**

**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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**Lounge**

12'9" x 10'4" (3.91 x 3.15)



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**Dining Room Area**

16'2" x 8'2" (4.95 x 2.50)



**Utility Area**





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### Shower Room/Toilet



### Kitchen Extension

10'5" x 9'3" (3.18 x 2.83)



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**Bedroom 1**  
10'4 x 10 (3.15m x 3.05m)



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**Bedroom 2**  
10'6 x 9' (3.20m x 2.74m)





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**Bedroom 3**  
7'3 x 5'2 (2.21m x 1.57m)



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### Bathroom



### Rear Garden



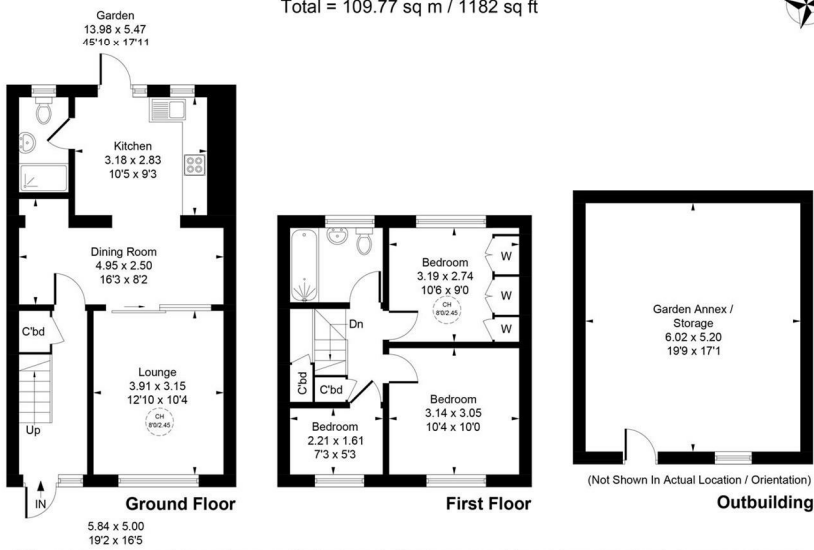


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## Floor Plan


Approximate Gross Internal Area = 78.40 sq m / 844 sq ft  
 Outbuilding = 31.37 sq m / 338 sq ft  
 Total = 109.77 sq m / 1182 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) <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>65</p>	<p>85</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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