



Marvell Avenue, Hayes, Middlesex, UB4 0QR

A SPACIOUS AND WELL PRESENTED 3 BEDROOM EXTENDED SEMI DETACHED FAMILY HOUSE BENEFITTING FROM A 60' APPROX SOUTH FACING REAR GARDEN AND A NEW KITCHEN AND SHOWER ROOM RE-FITTED IN 2023.

Located in a most desirable residential area of North Hayes convenient for local schools and access to the Uxbridge Road and Yeading Lane. With gas central heating and double glazed windows this property has an entrance hall, lounge/dining room with an extended summer room extension area to the rear and a re-fitted modern kitchen. Upstairs has 2 double bedrooms, the 3rd bedroom has an additional toilet and wash hand basin, there is loft space suitable for conversion stpp and a re-fitted modern shower room and toilet. Outside has a 60' approx South facing rear garden + 11' x 10' garden storage shed with your own drive to the front for 2/3 cars and a shared drive to the side.

Asking Price £529,950

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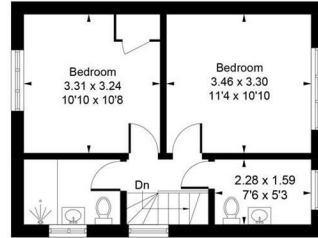


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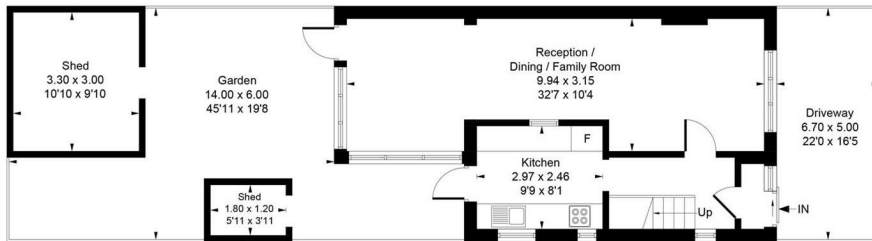


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Approximate Gross Internal Area = 78.77 sq m / 848 sq ft
Sheds = 12.06 sq m / 130 sq ft
Total = 90.83 sq m / 978 sq ft



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>69</p>	<p>80</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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