



### **Goshawk Gardens, Hayes, Middlesex, UB4 8LD**

An excellent 3 double bedroom 'A' type, 'Nash' built, semi detached & extended family house. This stylish property has gas central heating and double glazed windows (casement style to the front aspect). The accommodation is spacious and very well presented throughout, boasting a luxury & modern kitchen extension (refitted 2020) with granite work tops and integrated appliances, a generous sized L shaped lounge/dining room, 3 double bedrooms and a luxury bathroom. The loft is fully boarded and can easily be converted into a fourth bedroom. You will love the Southerly facing rear garden which has a wooden decked patio with a footpath leading to a feature covered & wooden decked sun terrace, ideal for Summer entertaining.

Plenty of parking is available with a brick paved driveway to the front for 2 cars and a shared driveway to the side to a detached garage/workshop. Located in a much sought after area of North Hayes, walking distance to a choice of favored schools and a thriving shopping parade. Main bus route links are on-hand for Uxbridge, Northolt station, Ealing, Southall, Heathrow and Hayes Town (Hayes & Harlington Elizabeth line underground station - Paddington within 20 minutes).

**Asking Price £599,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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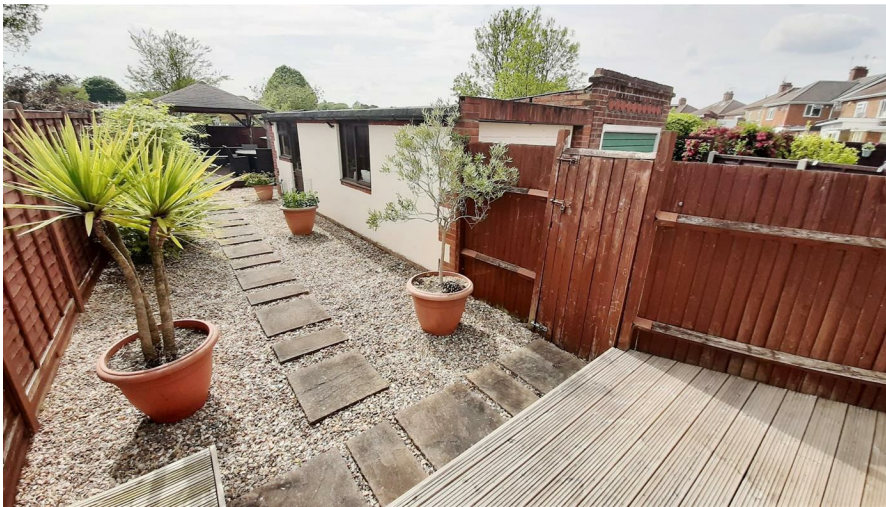


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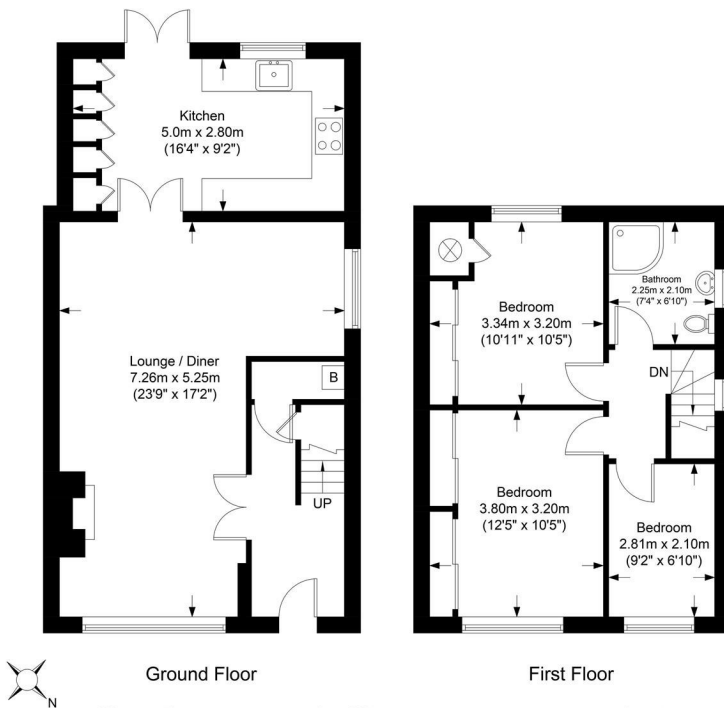





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Approximate Gross Internal Floor Area : 91.23 sq m / 981.99 sq ft  
Garden Measurement - (24.0m x 6.0m = 78'8" x 19'8")



## 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>57</p>	<p>83</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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