



### **Kingshill Avenue, Northolt, UB5 6LQ**

MORE SPACIOUS THAN EXPECTED 4/5 BEDROOM EXTENDED 'NASH' BUILT SEMI DETACHED FAMILY HOUSE CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF ST RAPHAELS AND BELMORE PRIMARY SCHOOL + BARNHILL COMMUNITY COLLEGE. This large house has an entrance hall, lounge/dining room (originally 2 rooms), downstairs toilet and a spacious L shaped kitchen/diner extension to the rear. Upstairs has 3 bedrooms and a modern shower room/toilet. The loft has been professionally converted to provide 2 more double bedrooms (1 would make an ideal study) and a luxury shower (body jets) room/toilet. Outside you have a South facing rear garden with a feature covered seating area ideal for BBQ's plus a large summer house, garden shed and side access gate. There is a shared drive to the side and your own drive to the front for 2 cars.

Kingshill Avenue provides easy access to the A40 London, Northolt central line station, Hayes-by-Pass for Heathrow and regular bus services to Hayes Town (Elizabeth line station).

**Offers In Excess Of £600,000**

**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)

111 Kingshill Avenue, Northolt, UB5 6LQ



111 Kingshill Avenue, Northolt, UB5 6LQ



111 Kingshill Avenue, Northolt, UB5 6LQ



111 Kingshill Avenue, Northolt, UB5 6LQ



111 Kingshill Avenue, Northolt, UB5 6LQ



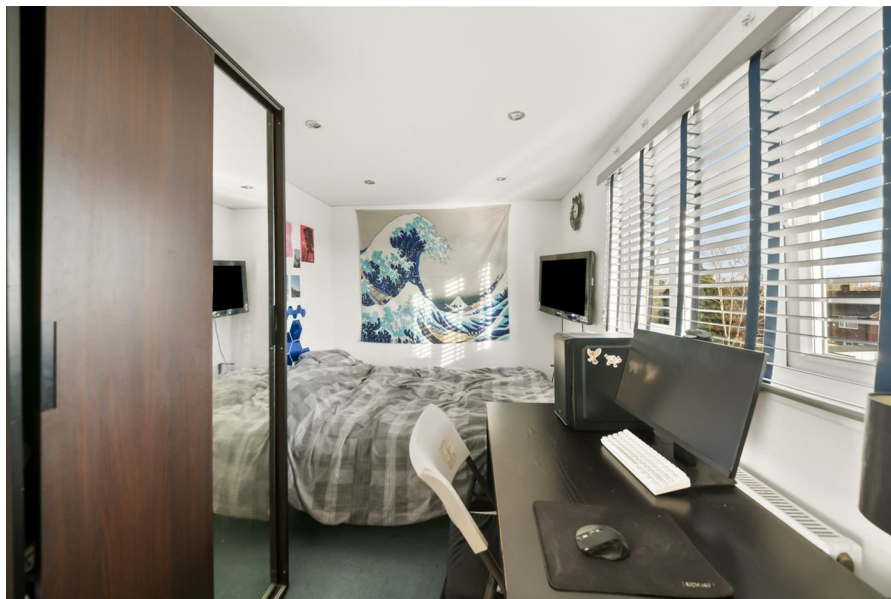
111 Kingshill Avenue, Northolt, UB5 6LQ



111 Kingshill Avenue, Northolt, UB5 6LQ



111 Kingshill Avenue, Northolt, UB5 6LQ



111 Kingshill Avenue, Northolt, UB5 6LQ



111 Kingshill Avenue, Northolt, UB5 6LQ



111 Kingshill Avenue, Northolt, UB5 6LQ



111 Kingshill Avenue, Northolt, UB5 6LQ



Approximate Gross Internal Area = 120.78 sq m / 1300 sq ft  
(Excluding Eaves & Outbuilding)



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.

© Vizion Property Marketing Produced for Charrison Davis

# 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>70</p>	<p>80</p>

**England & Wales**

EU Directive  
2002/91/EC



111 Kingshill Avenue, Northolt, UB5 6LQ

