



### **Grosvenor Avenue, Hayes, UB4 8NN**

CHARRISON DAVIS ARE DELIGHTED TO OFFER FOR SALE THIS WONDERFUL AND MUCH SOUGHT AFTER, 'NASH' BUILT AND EXTENDED 4 BEDROOM SEMI DETACHED HOUSE. THE PROPERTY BENEFITS FROM A PROFESSIONAL LOFT CONVERSION GIVING YOU A DOUBLE ASPECT MASTER BEDROOM WITH AN ENSUITE SHOWER ROOM / TOILET AND A FULL WIDTH SINGLE STOREY REAR KITCHEN EXTENSION (RE-FITTED 2 YEARS AGO). THIS WELL PRESENTED FAMILY HOUSE ALSO HAS GAS CENTRAL HEATING, DOUBLE GLAZED WINDOWS, L-SHAPED LOUNGE WITH SEPARATE DINING ROOM AREA, 3 FURTHER DOUBLE BEDROOMS AND A FAMILY BATHROOM / TOILET (RE-FITTED 2025). OUTSIDE HAS AN ATTRACTIVE APPROX 80' REAR GARDEN WITH A SHARED DRIVE TO A DETACHED GARAGE (REPLACED IN 2024). YOU ALSO HAVE YOUR OWN DRIVE TO THE FRONT PARKING 2 MORE CARS. Grosvenor Avenue is set within one of North Hayes most sought after areas just a short walk to Kingshill shopping parade and both Hayes Park and Grange Park Primary Schools. Excellent transport links are on-hand for the A40 London, Uxbridge and the Hayes-by-Pass for Heathrow Hayes Elizabeth line station and the M4 London.

**No Offers £579,950**

**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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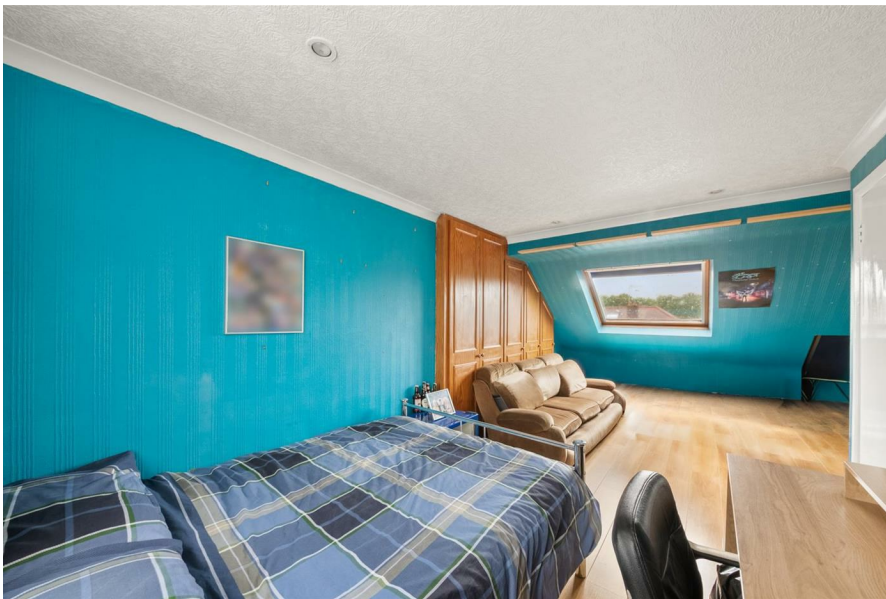
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Approximate Gross Internal Area (Excluding Void) = 133.24 sq m / 1434 sq ft  
Garage = 20.93 sq m / 225 sq ft  
Total = 154.17 sq m / 1659 sq ft



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>69</p>                          | <p>82</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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