



## Frogmore Avenue, Hayes, UB4 8AP

Charrison Davis are delighted to offer for sale this beautifully presented & extended and much sought after 'Nash' built, semi detached house with attractive and spacious accommodation arranged over 3 floors. Comprising of entrance hall, large living / dining room, separate fitted kitchen extension with views over the rear garden plus a versatile conservatory or tv room with double glazed patio doors opening onto the rear garden. The first floor offers 3 good size bedrooms and a tiled luxury family bathroom. The loft has been professionally converted and now boasts a large 4th bedroom with additional bathroom (feature free standing bath). Externally, to the front, you have block paved hard standing providing off street parking for 2/3 vehicles, shared driveway to the side and an attractive 60ft low maintenance rear garden that has been laid with artificial grass plus a good size patio area ideal for entertaining.... A PERFECT FAMILY HOME!

Located in one of North Hayes most sought after roads within walking distance to the well regarded Hayes Park Primary School, good selection of local shops and also bus routes direct to both Hayes underground station ( Elizabeth line), Uxbridge Town Centre and underground station (Piccadilly & Metropolitan line), Uxbridge Road leading to Hayes By Pass, A40/ Western Ave, Heathrow & M4.

VIEWING HIGHLY RECOMMENDED!

**£650,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

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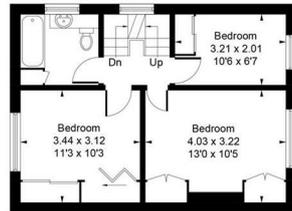
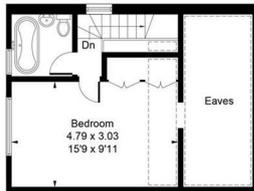
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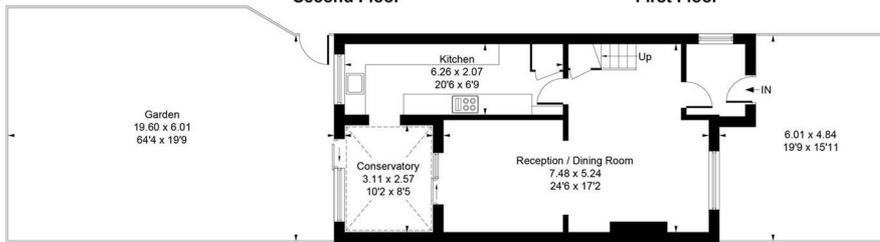
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Approximate Gross Internal Area = 125.50 sq m / 1351 sq ft  
(Excluding Eaves)



⊞ = Reduced headroom  
below 1.5m / 5'0"



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>68</p>	<p>80</p>

**England & Wales**

EU Directive  
2002/91/EC



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