



Dorset Avenue, Hayes, UB4 8NR

THIS IS AN EXCEPTIONALLY WELL PRESENTED, MODERNISED AND EXTENDED 3 DOUBLE BEDROOM / 2 BATHROOM 'NASH' BUILT SEMI DETACHED FAMILY HOUSE LOCATED IN A MOST DESIRABLE AREA OF NORTH HAYES CLOSE TO KINGSHILL SHOPPING PARADE AND FAVOURED SCHOOLS.

The property provides an extended entrance hall, downstairs shower room/toilet, good sized lounge/dining room and a spacious kitchen/breakfast room extension with 2 skylight windows providing additional natural light to the rear. Upstairs has loft space suitable for conversion stpp, 3 double bedrooms and a luxury bathroom/toilet with feature freestanding bath. Outside has a 60' approx well tended rear garden with a 22' summer house, detached garage and shared drive. The front garden could be converted to provide extra parking stpp.

Offers In Excess Of £550,000

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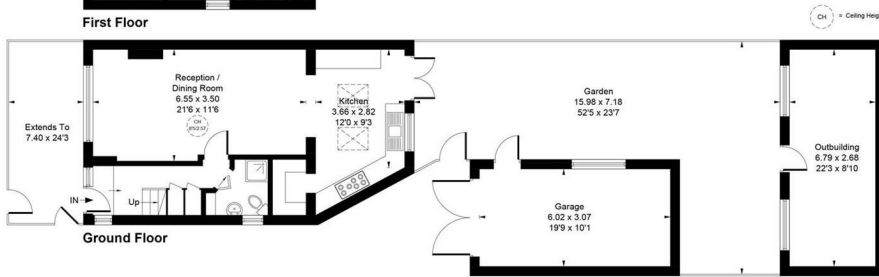
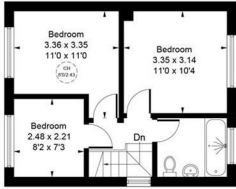


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Approximate Gross Internal Area = 84.15 sq m / 906 sq ft
 Garage = 18.96 sq m / 204 sq ft
 Outbuilding = 18.53 sq m / 199 sq ft
 Total = 121.64 sq m / 1309 sq ft



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) 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>68</p>	<p>88</p>

England & Wales

EU Directive
2002/91/EC



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