



Kingshill Avenue, Hayes, UB4 8BS

CHARRISON DAVIS OFFER FOR SALE THIS 3 BEDROOM SEMI DETACHED HOUSE REQUIRING FULL RE-MODERNISATION (PLEASE NOTE THAT THIS PROPERTY NEEDS A COMPLETE OVERHAUL AND MAY NOT BE SUITABLE FOR A BUY-TO-LET MORTGAGE APPLICATION - SPEAK TO YOUR BROKER).

Situated in a popular residential area opposite Kingshill shopping parade and just a short walk to Hayes Park Primary School, this property offers much potential but will require complete renovation. The accommodation does have gas central heating and consists:- enclosed porch, entrance hall, lounge with dividing doors to a separate dining room and a kitchen. Upstairs has 3 bedrooms and a bathroom. Outside has a good sized rear garden which will require attention and a detached garage approached via a gated own drive parking several cars.

NO ONWARD CHAIN!

Offers In Excess Of £500,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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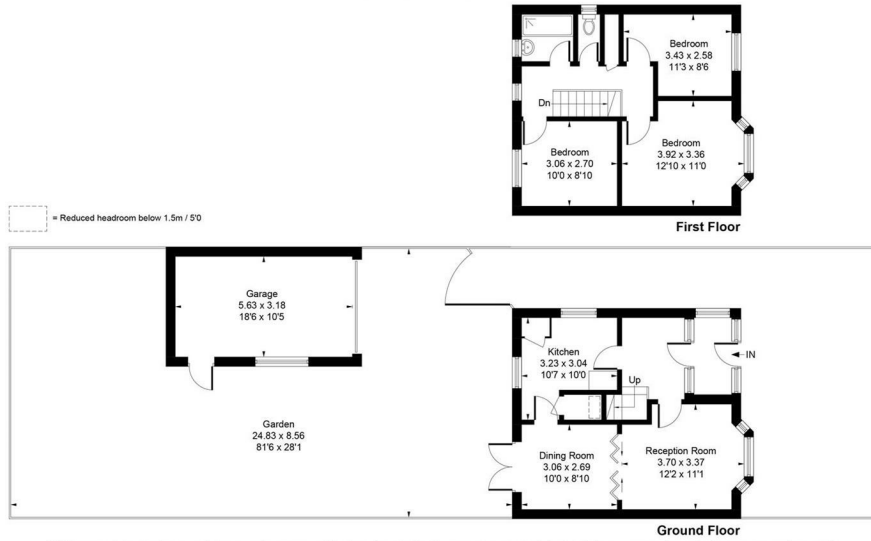


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Approximate Gross Internal Area = 83.63 sq m / 900 sq ft
Garage = 18.55 sq m / 200 sq ft
Total = 102.18 sq m / 1100 sq ft



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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	69	80
England & Wales	EU Directive 2002/91/EC	

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