



Kingshill Avenue, Northolt, UB5 6NY

NO ONWARD CHAIN FOR THIS BRIGHT AND SPACIOUS 3 DOUBLE BEDROOM SEMI DETACHED HOUSE WITH A GATED DRIVEWAY AND 100' approx REAR GARDEN.

Located within a popular residential area close to St Raphaels Catholic Primary School and convenient for access to the A40 London, Northolt central line station, Hayes-by-Pass for Heathrow and Hayes Elizabeth line station.

This excellent family house has potential to extend into the loft and to the rear stpp with the accommodation providing an entrance hall, large lounge + dining room and a modern fitted kitchen.

Upstairs has 3 double bedrooms all with built-in wardrobes and a modern bathroom/toilet plus additional separate toilet. Outside has a generous sized rear garden and a gated drive to the front for 2 cars.

PLEASE NOTE: THIS PROPERTY IS IS PRICED TO SELL AND ONLY OFFERS IN EXCESS OF £525,000 WILL BE CONSIDERED!

Offers In Excess Of £525,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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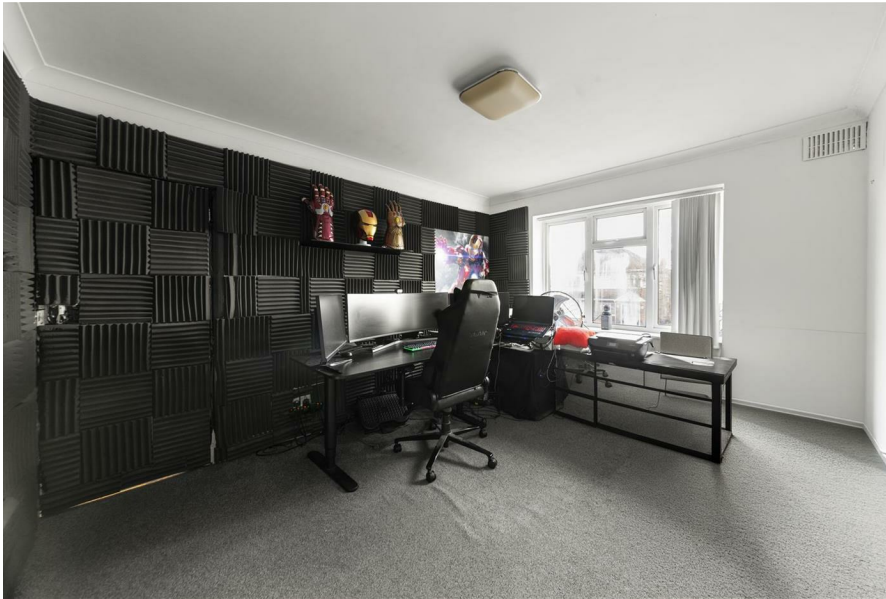
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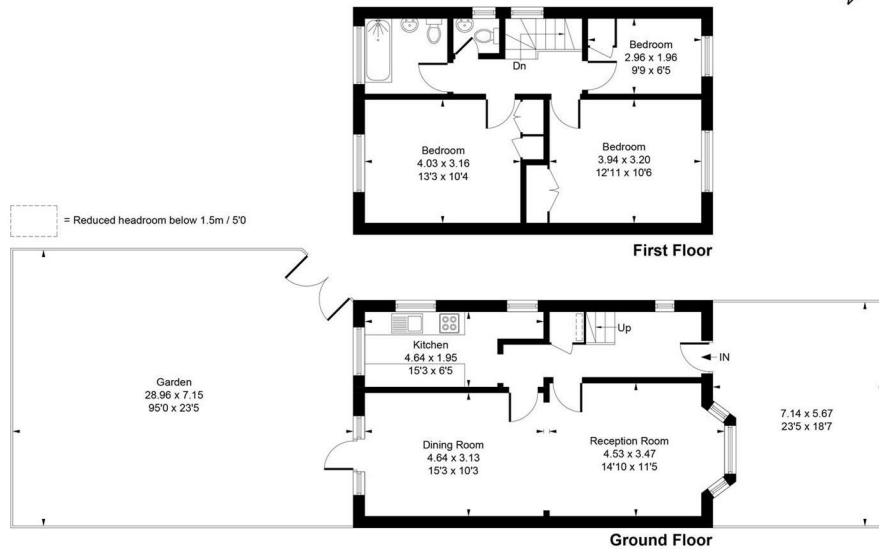
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Approximate Gross Internal Area
94.16 sq m / 1014 sq ft



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>67</p>	<p>78</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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