



## Goshawk Gardens, Hayes, UB4 8LB

- Three Bedrooms
- Immaculate Condition
- Through Lounge Reception Room
- Manicured Rear Garden w/ Garage
- Modern Bathroom Suite
- Semi Detached
- Extended Kitchen
- Off Street Parking
- Popular Location
- EPC Rating: D

**Asking Price £575,000**

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Situated on Goshawk Gardens in North Hayes is this immaculate, three bedroom semi detached home. The property has the benefit of being extended and offers modern living throughout.

As you enter the property you are met with the entrance hall which leads into a spacious through lounge incorporating a sitting and dining area, the rear extension comprises a newly fitted kitchen with integrated appliances along with multiple storage cupboards. To the first floor there are three bedrooms along a modern three piece bathroom suite which has the benefit of underfloor heating. Outside the property has a generous rear garden with a garage, a manicured garden comprising part patio and part lawn and bi-fold doors leading into the garden offering indoor/outdoor aspect living.



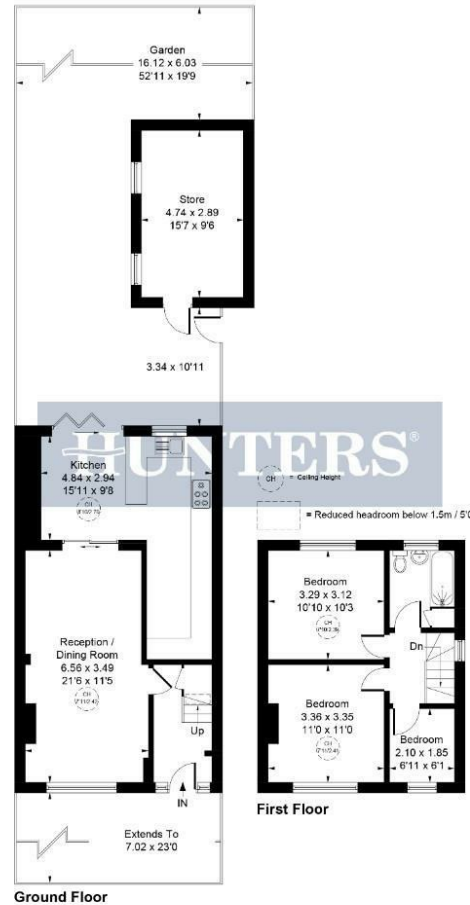
The property is well located on a residential road but has the huge benefit of being walking distance to the local shops, transport and amenities. Kingshill Avenue offers a wide array and facilities and has great links towards Uxbridge, Northolt, Greenford and Hayes Town where the Hayes and Harlington station is situated. There are many primary and secondary schools all within a short walk or drive away being perfect for families looking to up size in their next move.



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Approximate Gross Internal Area = 86.25 sq m / 928 sq ft  
 Store = 13.94 sq m / 150 sq ft  
 Total = 100.19 sq m / 1078 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 purchaser.  
 Produced for Hunters

### Viewings

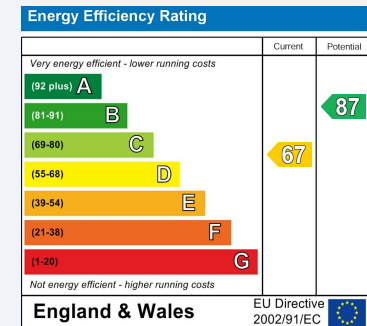
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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