



## Kingshill Avenue, Hayes, UB4 8BP

- Semi Detached House
- Extended
- Two Bathrooms
- Shared Drive to Garage
- Moments Away from Amenities & Transport Links
- No Chain
- Four Bedrooms
- Spacious Reception Room
- Generous Rear Garden
- EPC Rating: D

**Asking Price £545,000**

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Situated on Kingshill Avenue in North Hayes is this spacious, four bedroom semi detached home being offered for sale with NO ONWARD CHAIN. The property has the benefit of being extended to the rear along with a dormer in the loft.

The property comprises entrance porch, large reception room incorporating the dining room, extended living area with additional wet room and a separate fitted kitchen. To the first floor there are three bedrooms all with fitted wardrobes along with a separate shower room. To the second floor a spacious loft room with further potential to incorporate a en-suite bathroom. Outside the property has potential to create off street parking but currently benefits from a shared driveway leading up to a single garage, to the rear a generous garden being part paved and part lawn.

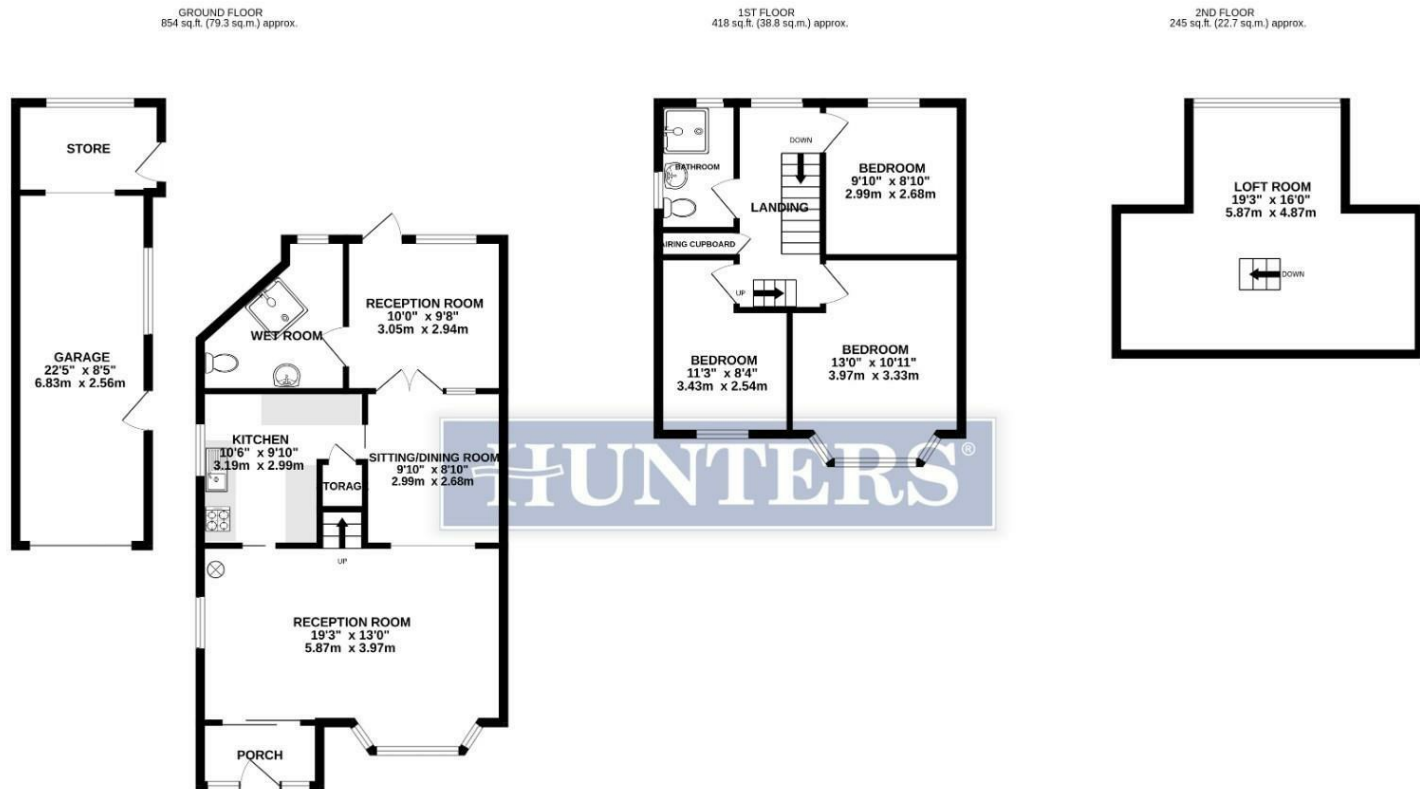


Kingshill Avenue is situated in North Hayes and is within easy to reach to local schools, amenities, transport links and other routes connecting you to inner/outer London. The A312/A40 is a short commute allowing access into Heathrow Airport & Stockley Business Park as well.



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TOTAL FLOOR AREA : 1516 sq.ft. (140.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

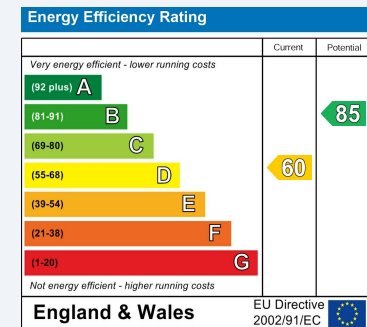
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

### 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.

