



Grosvenor Avenue, Hayes, UB4 8NL

- Four Bedrooms
- Off Street Parking & Shared Drive to Garage
- Through Lounge
- Fitted Kitchen
- Sought After Road

- Semi Detached
- Low Maintenance Rear Garden
- Further Potential to Extend (STPP)
- Two Bathrooms
- EPC Rating:

Offers In Excess Of £570,000

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Situated on Grosvenor Avenue in North Hayes is this well presented, four bedroom semi detached home situated on a popular residential street. The property benefits from a converted loft and has further potential to extend subject to planning permission/consent.

The property comprises entrance hall, through lounge reception room, fitted kitchen, three first floor bedrooms with a bathroom suite and a fourth bedroom to the second floor with its own en-suite shower room. Outside, the property has off street parking to the front along with a shared driveway which leads to the rear into a garage. To the rear a low maintenance garden forming part patio, part lawn with an additional storage unit behind the garage.

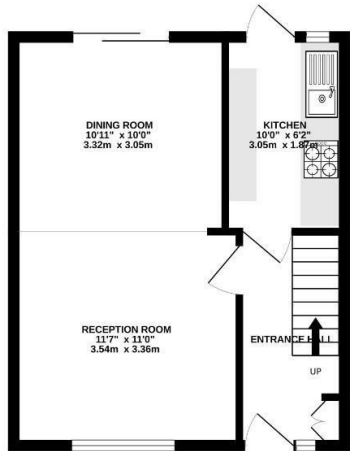
Grosvenor Avenue is a sought after residential road in North Hayes offering easy access to a number of local amenities including the Uxbridge Road with its variety of shops and bus/road links, a number of highly regarded schools including Hayes Park and road links with the M4/M25 and the A40 all within a short drive.



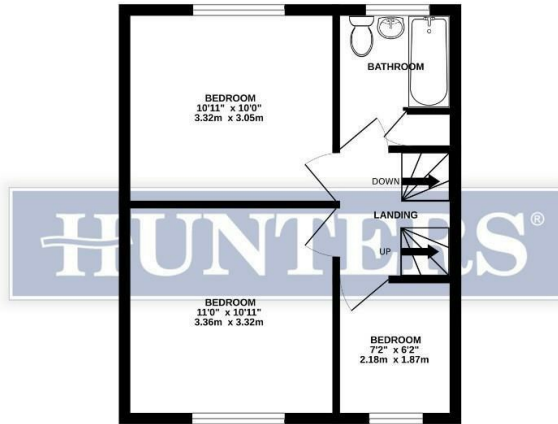
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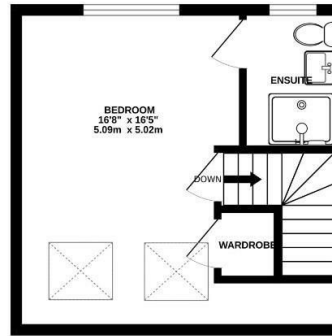
GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



2ND FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.1 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.

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

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.

