



Kingshill Avenue, Hayes, Middlesex, UB4 8DA

- Four Bedrooms
- Excellent Condition Throughout
- Vastly Extended
- Through Lounge Reception Room
- Close Proximity to Amenities, Transport Links & Schools

- Semi Detached 'Nash' Built Home
- Two Bathrooms & Ground Floor WC
- Modern Open Plan Kitchen/Diner w/ Breakfast Bar
- Own Driveway w/ Garage
- EPC Rating: C

Asking Price £675,000



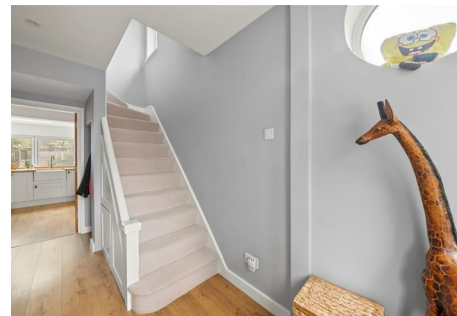
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Situated on Kingshill Avenue in North Hayes is this beautifully presented, four bedroom semi detached home being offered for sale in excellent condition throughout. The property has been vastly extended to provide spacious accommodation throughout with extensions to the side, rear and loft.

The property comprises entrance hall, separate sitting room with double doors leading into the open plan modern kitchen/diner benefiting from modern integrated appliances and bi-folding doors boasting views to the garden, ground floor utility room with access into the garage along with a separate w.c. Upstairs the property benefits from three first floor bedrooms with a modern fitted bathroom suite and a fourth bedroom to the loft with a modern en-suite shower room. Outside the property has a well maintained and low maintenance rear garden and to the front you have your own driveway along with a garage.

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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Approximate Gross Internal Area = 143.87 sq m / 1549 sq ft
(Including Garage)



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, 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.