ALLDAY & MILLER

Kingshill Avenue, Hayes, UB4 8BX

£335,000

2   1   1   C

Kingshill Avenue, Hayes, UB4 8BX

£335,000

- Two Double Bedrooms
- Maisonette
- Private Rear Garden
- EPC Rating C
- First Floor
- No Service Charge
- Close To Kingshill Shops
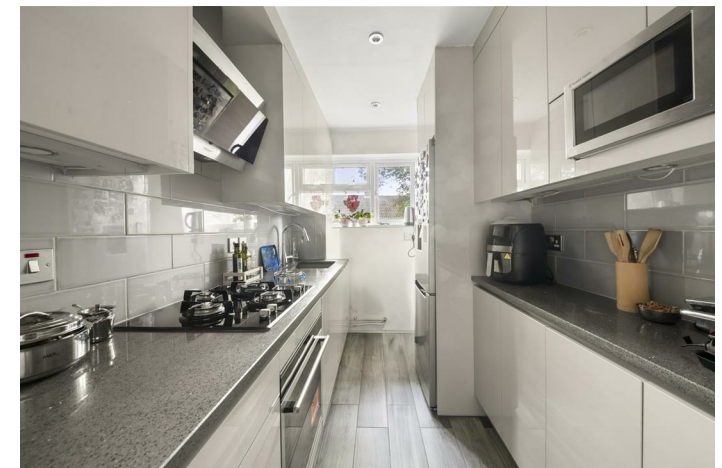- Modern Kitchen

Description

This charming first floor maisonette offers a delightful blend of comfort and modern living.

Upon entering, you are welcomed into a bright and airy reception room, perfect for both relaxation and entertaining, a fitted kitchen is both functional and stylish, modern bathroom complements the property featuring contemporary fixtures and finishes that enhance the overall appeal, two bedrooms are generously sized(both with fitted wardrobes), offering a peaceful retreat for rest and relaxation.

This property also benefits from a private rear garden and no annual service charges.

Situation

Kingshill Avenue a popular residential road close to a number of local amenities including the high street with its variety of local shops, cafes, bakery's, coffee shops and takeaways. A number of highly regarded schools in the local area including St Raphael's primary school and Barnhill Community high school recently rated outstanding. Northolt Underground Station and Hayes & Harlington station are both just a short distance away with its several bus and train links to Central London and the surrounding. There are also bus routes to Brunel University, Heathrow Airport, Uxbridge town Centre, Hounslow and Southall.

Floor Plans

Kingshill Avenue, UB4

Approximate Area = 742 sq ft / 68.9 sq m

For identification only - Not to scale

N

CH = Ceiling Height

Garden
9.93 x 9.36
32'7 x 30'9

Bedroom
3.67 max x
2.99 min
12'0 x 9'10

Kitchen
3.67 x 1.90
12'0 x 6'3

Dn

Up

Up

Dn

Reception Room
4.42 max x 3.74 max
14'6 x 12'3
CH
8'0/2.43

Bedroom
3.46 max x
2.80 max
11'4 x 9'2

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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Area Map

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales | EU Directive 2002/91/EC

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