







A 'Bovis' built, linked detached and extended 4/5 bedroom house situated within this very popular residential development close to Tesco Superstore and Yeading Marina with transport links for the A40/London, Northolt, Ealing, Heathrow, Uxbridge & Hayes Town (Hayes & Harlington station with Cross Rail now open). The property has a downstairs shower room, lounge/family room, 2nd reception room/4th bedroom with a kitchen/dining room extension to the rear. Upstairs has 3 bedrooms and a bathroom. Outside you have a recently re-paved rear and front garden and the attached garage has been re-furbished and temporarily divided into 3 rooms (potential as additional living space subject to the normal permissions).

The property needs to be viewed to appreciate the full potential.

Asking Price £710,000

Tel: 020 8573 9922 Fax: 020 8569 3495 254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ



Porch

Tiled flooring.

Entrance Hall

Carpeted stairs to first floor, radiator, laminate wood flooring through to lounge.

Downstairs Shower Room

Walk-in tiled shower, hand wash basin, low level wc, radiator, downlights, extractor fan, tiled walls & flooring.



Lounge/Family Room

Radiator, laminate wood flooring, door to.





Reverse View



2nd Reception/4th Bedroom

Double glazed windows to front aspect, downlights, radiator, laminate wood flooring.

Kitchen/Diner Extension

Range of fitted wall, base & drawer units, skylight window provides additional natural light, fitted oven + separate gas hob & extractor hood, sink unit with mixer tap & tiled surround, space for washing machine, double glazed windows to rear aspect, downlights, laminate wood flooring, double glazed door to garden.





Reverse View



1st Floor/Landing

Access to loft space, radiator, double glazed window to front aspect, storage cupboard, fitted carpets.

Bedroom 1

Double glazed windows to rear aspect, radiator, laminate wood flooring.





Bedroom 2

Double glazed windows to rear aspect, radiator, laminate wood flooring.



Bedroom 3

Double glazed windows to front aspect, radiator, laminate wood flooring.





Bathroom

White suite comprising panelled bath + shower & screen, hand wash basin, low level wc, tiled walls, radiator, extractor fan, double glazed windows to front aspect, laminate wood flooring.



Outside

Recently added wooden decked patio and newly paved rear garden.





Reverse View



Attached Garage

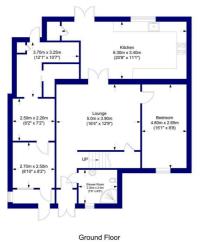
Recently decorated + laminate wood flooring, temporarily divided into 3 rooms with access door to front and rear.

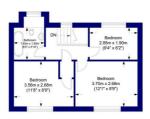




Floor Plan

Approximate Gross Internal Floor Area : 134.22 sq m / 1444.73 sq ft Garden Measurement - (10.0m x 8.0m = 32'9" x 26'2")





Ground Floor First Floor



Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	83
(69-80)		73	
(55-68)			
(39-54)			
(21-38)			
(1-20)	5		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			



