







This is truly a delightful detached 'chalet' style bungalow with 3/4 bedrooms and a garage.

Situated in a popular residential area close to a choice of schools, walking distance to the Uxbridge Road and bus route links for Uxbridge, Stockley Park, Heathrow, Southall & Hayes Town (Hayes & Harlington station with Cross Rail now open). The property is tastefully decorated and offers modern and stylish living space throughout with a good sized modern fitted kitchen, lounge overlooking a pretty rear garden, separate dining room, study/guests bedroom, downstairs double bedroom & a modern bathroom/toilet. Upstairs has 2 further bedrooms and a separate toilet, to the rear is a well tended lawn with a paved surround + a feature 22' detached garden annexe separated into 3 rooms, residence private parking is provided with a garage and a parking bay which are situated just a short walk from the property.

Viewing strongly advised.

# Offers In The Region Of £535,000

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## **Spacious Entrance Hall**







Lounge

12'1" x 10'2" (3.70 x 3.10)



**Dining room** 10'2" x 7'10" (3.10 x 2.40)





**Fitted Kitchen** 10'2" x 9'10" (3.10 x 3.00)

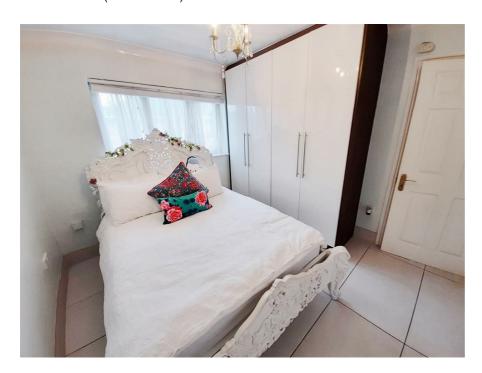






## **Downstairs Double Bedroom**

9'10" x 9'10" (3.00 x 3.00)







#### **Bathroom**







#### **Study/Guests Bedroom**

7'10" x 5'10" (2.40 x 1.80)



1st Floor/Landing

#### **Bedroom**

15'8" x 9'10" (4.80 x 3.00)





**Bedroom** 8'10" x 7'10" (2.70 x 2.40)





## **Toilet**



# Outside







# Garage





#### **Floor Plan**

Approximate Gross Internal Floor Area: 107.40 sq m / 1156.04 sq ft



Illustration purposes only. All measurements are approximate.



# **Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) B		86
(69-80)	66	
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales  EU Directive 2002/91/EC		



