



Spencer Avenue, Hayes, Middlesex, UB4 0QY

NO UPPER CHAIN and one of North Hayes most sought after locations, within walking distance to the Uxbridge Road for this extended 4 bedroom semi detached family house. The property offers excellent potential to create your own perfect family home and with gas central heating and double glazed windows the accommodation being extended to the side and rear, provides an entrance hall, lounge, 2nd reception room, kitchen/diner extension and a side extension with a ground floor 4th bedroom and en-suite shower room/ toilet. Upstairs has 3 further bedrooms, bathroom and loft space suitable for conversion stpp. Outside has a lovely rear garden of approx 70' with a sun terrace, a well tended lawn with a variety of flowers & shrubs plus an additional covered storage area behind the side extension, your own drive to the front parks 1 car.

Viewing strongly recommended!

£599,950

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

54 Spencer Avenue, Hayes, Middlesex UB4 0QY

Lounge



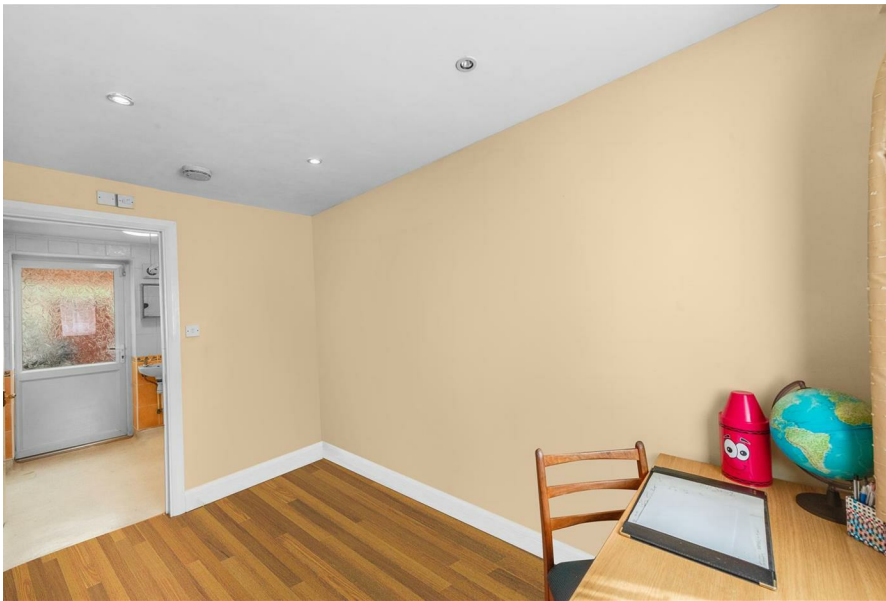
2nd Reception Room



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Bedroom 4 (side extension)



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En-Suite Shower / Toilet



Kitchen / Dining Room (Rear Extension)



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Bedroom 1



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Bedroom 2



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Bedroom 3



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Bathroom



Separate Toilet



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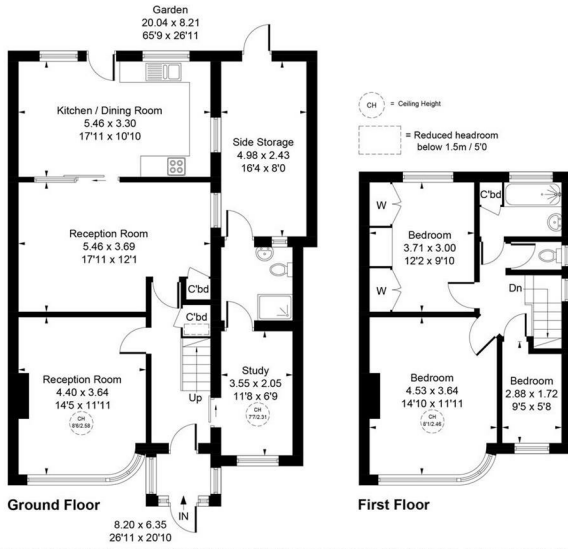
Outside



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Floor Plan

Approximate Gross Internal Area = 137.95 sq m / 1485 sq ft
(Including Side Storage)



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 purchase.
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>66</p>	<p>81</p>

England & Wales

EU Directive
2002/91/EC



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