



## Grosvenor Avenue, Hayes, Middlesex, UB4 8NN

DO NOT MISS THIS!

3/4 BEDROOMS / 2 RECEPTION ROOMS / BATHROOM / SHOWER ROOM / 3 TOILETS.

A very well presented 'Nash' built 3/4 bedroom semi detached house with potential to extend to the rear and into the loft stpp. This excellent property boasts an outstanding 30sq.M. detached & insulated garden outbuilding with 14 solar panels, lounge/bedroom, shower/toilet, independent boiler, double glazed windows and under floor heating. 80' approx rear garden with synthetic lawns has wonderful views and gated access directly into open playing fields, perfect for dog walks and family recreation.

The house itself provides an entrance hall, downstairs toilet, open plan kitchen/diner with integrated appliances, lounge, 3 bedrooms and a modern bathroom.

Situated in a much sought after area of North Hayes close to Hayes Park Primary School & Kingshill Shopping Parade with transport links for Northolt, Ealing, Southall, Uxbridge, Heathrow & Hayes Town (Hayes & Harlington Cross Rail station).

**Offers In Excess Of £575,000**

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Downstairs Toilet



Lounge





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Kitchen/Diner



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Bedroom



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Bedroom





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Bedroom



Bathroom

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Outside





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Outbuilding with Reception/Bedroom/Shower Room



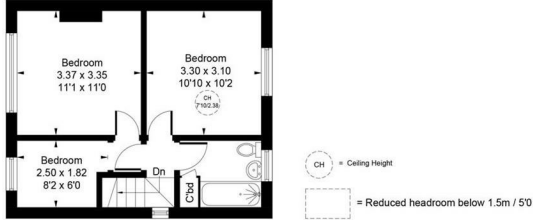
Shower/Toilet



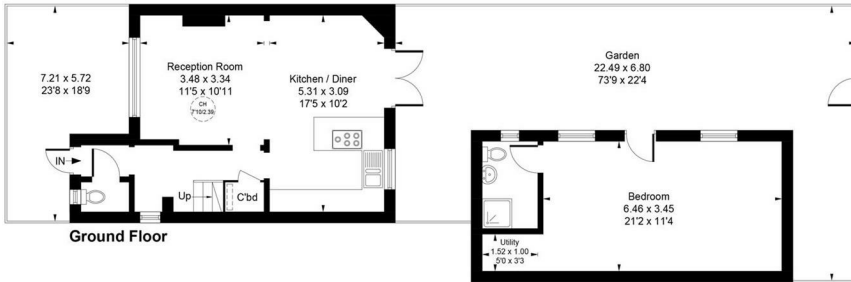
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Floor Plan

Approximate Gross Internal Area = 73.31 sq m / 789 sq ft  
 Outbuilding = 28.52 sq m / 307 sq ft  
 Total = 101.83 sq m / 1096 sq ft



First Floor



Ground Floor

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) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>84</p>	<p>97</p>

**England & Wales**

EU Directive  
2002/91/EC





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