



Grosvenor Avenue, Hayes, Middlesex, UB4 8NN

DO NOT MISS THIS!! An outstanding 'Nash' built, 4 bedroom extended semi detached family house with a gated rear access into generous sized playing fields, perfect for dog walkers and family recreation. This very well presented property has a lounge and separate dining/family room with a rear extension providing a fitted kitchen, utility room and downstairs toilet. Upstairs has 3 bedrooms all with fitted wardrobes and a modern bathroom with a built-in staircase on the landing up into a loft conversion providing a master bedroom with eave storage and luxury en-suite shower room/toilet. Outside has a 60' rear garden with a large raised and decked patio, well tended lawn, side access to a storage garage and separate storage/office. To the front is your own drive with off street parking for 2 cars. Grosvenor Avenue is a much sought after residential area convenient for favoured schools, Kingshill shopping parade and transport links for Northolt Ealing, A40 London, Heathrow, Southall, Uxbridge & Hayes Town with Hayes & Harlington Elizabeth line underground station.

Asking Price £599,950

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68 Grosvenor Avenue, Hayes, Middlesex UB4 8NN

Extended Entrance Hall



Lounge



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Dining/Family Room



Utility Room



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Downstairs Toilet



Kitchen



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First Floor / Landing / Stairs to Loft Conversion



Bedroom



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Bedroom



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Bedroom



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Bathroom



Loft Conversion / Master Bedroom



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En-Suite



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Outside



Patio



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Storage Garage



Storage / Office



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Panoramic Views



Floor Plan

Approximate Gross Internal Area (Excluding Eaves) = 118.85 sq m / 1279 sq ft
 Garage = 18.79 sq m / 202 sq ft
 Outbuilding = 10.73 sq m / 116 sq ft
 Total = 148.37 sq m / 1597 sq ft



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>72</p>	<p>86</p>

England & Wales

EU Directive
2002/91/EC



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