



Dorset Avenue, Hayes, Middlesex, UB4 8NR

OUTSTANDING 3/4 bedroom 'Nash' built, extended semi detached family house situated on a corner plot and in a much sought after residential area of North Hayes close to Kingshill shopping parade and Hayes Park School.

This property has been modernised and tastefully decorated throughout and offers larger than expected ground floor living space with an extended entrance hall, lounge, separate dining room area, downstairs shower room/toilet, kitchen/breakfast room extension with hot water tap + utility room (with 2nd sink unit) and a 20' family room side extension with bi-folding doors onto the garden (vendor informs us that there is potential to build above and into the loft stpp). Upstairs has 3 good sized bedrooms (2 have fitted mirrored wardrobes) and a modern bathroom/toilet. Outside has a lawned rear garden with a paved footpath border and hot water tap + a second lawned side garden. Your own drive to the front parks 2/3 cars with scope to create additional space.

This is a truly special property to be proud of and your earliest viewing is highly recommended!

Asking Price £649,950

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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

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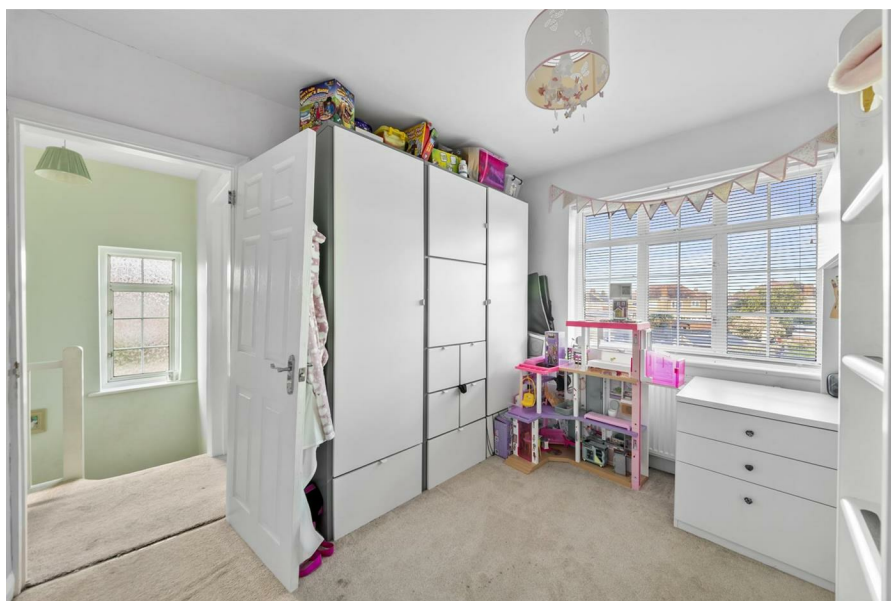
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Approximate Gross Internal Area = 123.49 sq m / 1329 sq ft
 Store = 6.18 sq m / 67 sq ft
 Total = 129.67 sq m / 1396 sq ft



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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