



Goshawk Gardens, Hayes, UB4 8LB

DO NOT MISS THIS!

This is a stunning and beautifully presented 3 bedroom and extended 'A' type, 'Nash' built, semi detached family house situated in one of North Hayes most desirable locations, walking distance to Kingshill shopping parade and both Hayes Park primary and Charville Academy schools.

Modernised and tastefully decorated to a high standard throughout, this wonderful property is without doubt worth your earliest viewing. Spacious room sizes provide an extended entrance hall, dining room with a separate lounge/family room and an impressive kitchen / breakfast room (full width extension to the rear). Upstairs has 3 large bedrooms with the 2 main doubles having mirror fronted fitted wardrobes, you also have boarded loft space (suitable for conversion stpp) and a luxury bathroom with a corner style bath and electric shower. Outside you will find a glorious 60' approx rear garden with a paved patio and well tended lawn with flower and shrub borders. There is also the bonus of a large detached summer house / workshop which is insulated and double glazed with power and lighting. To the front you have a brick paved own drive with parking 2/3 cars and a shared drive to the side.

This is truly an outstanding property and would provide any family with a home to be very proud of!

Asking Price £579,950

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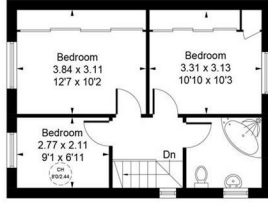


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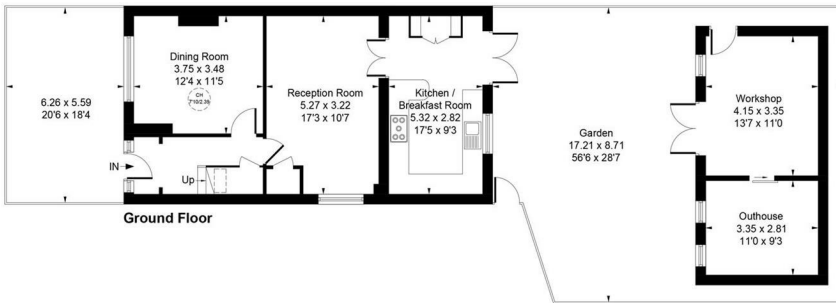


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Approximate Gross Internal Area = 94.30 sq m / 1015 sq ft
 Workshop & Outhouse = 24.27 sq m / 261 sq ft
 Total = 127.95 sq m / 1276 sq ft



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) 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>69</p>	<p>83</p>

England & Wales

EU Directive
2002/91/EC



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