



Grosvenor Avenue, Hayes, Middlesex, UB4 8NL

NO UPPER CHAIN for this extended 'Nash' built, 3 DOUBLE BEDROOM semi detached house with rear garden views and gated access onto open playing fields. This property has excellent potential and is situated in a much sought after residential area of North Hayes walking distance to Kingshill shopping parade and Hayes Park primary school. Transport links are on hand for the A40 London, Northolt central line station, Uxbridge, Hayes-by-Pass for Heathrow/M4/M25 and Hayes Town (Hayes & Harlington Elizabeth line underground station). With gas central heating and double glazed windows the accommodation provides an entrance hall, lounge, utility room and downstairs toilet with a kitchen/diner extension and conservatory to the rear. Upstairs has 3 bedrooms with the master bedroom benefitting from a spacious balcony with room for table and chairs overlooking the playing fields plus a shower room/toilet and loft space suitable for conversion stpp. Outside has a 60' approx rear garden with a gate onto playing fields, a detached garage via shared drive and off street parking to the front.

Asking Price £529,950

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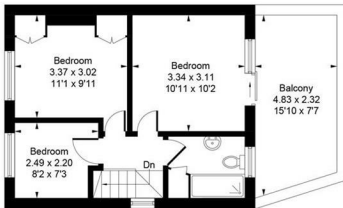
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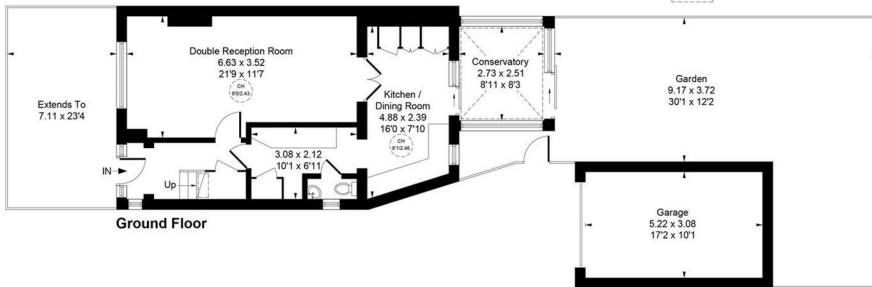
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Approximate Gross Internal Area = 93.28 sq m / 1004 sq ft
 Garage = 16.37 sq m / 176 sq ft
 Total = 109.65 sq m / 1180 sq ft



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>67</p> | <p>88</p> |

England & Wales

EU Directive
2002/91/EC



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