



Bury Avenue, Hayes, Middlesex, UB4 8LF

A substantial FOUR BEDROOM EXTENDED SEMI DETACHED HOUSE offering excellent potential to further extend. The loft space is ideal to convert into additional bedrooms/bathrooms with the integral garage providing potential for more living space and again more space to extend to the rear stpp.

This property has gas central heating and double glazed windows with generous room sizes providing an entrance hall, lounge, family room, kitchen extension and door into an integral garage, the upstairs has a landing area, loft access, 4 good sized bedrooms and a bathroom. Outside you have a 70' rear garden backing onto school playing fields, side access gate and your own drive for 3 cars. Located next to Charville Academy School, walking distance to Kingshill shopping parade, Hayes Park Primary School and transport links for Northolt station, Uxbridge, Southall, Ealing, Heathrow and Hayes Town (Elizabeth line underground station with Paddington in under 20 minutes).

Guide Price £695,000

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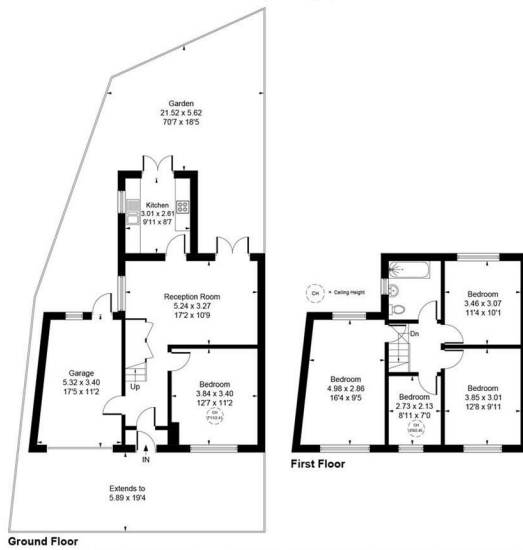
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Approximate Gross Internal Area = 120.38 sq m / 1296 sq ft
(Including Garage)



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>66</p>	<p>84</p>

England & Wales

EU Directive
2002/91/EC



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