



### Goshawk Gardens, Hayes, UB4 8LB

A magnificent example of an extended A TYPE NASH semi det house with has been skillfully extended to provide the perfect family home. Offered for sale in excellent decorative order by the current owners, accommodation comprises entrance hall, ground floor wc, 2 spacious reception rooms, extended kitchen / dining room, 3 good size bedrooms & luxury family bathroom with separate shower cubicle. Externally there's off street parking for several vehicles to the front, a double shared driveway leading to detached garage with both power & light and a beautiful rear garden with sizeable patio area.

Located on a popular residential road in North Hayes backing onto private fields and within close proximity to shops & bus routes on nearby Kingshill Avenue and also the popular Hayes Park primary School.

**£589,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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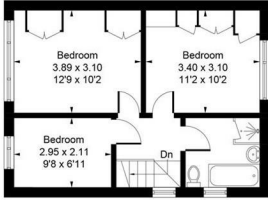


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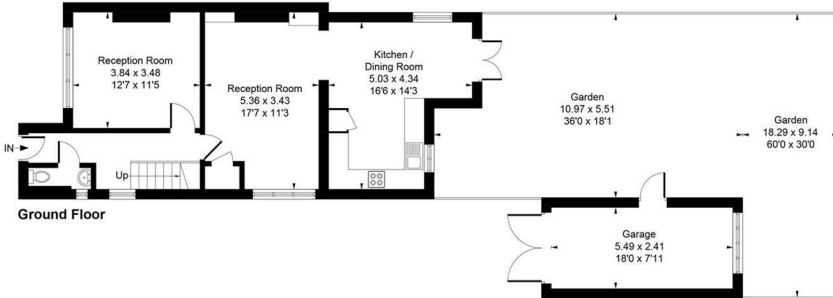


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Approximate Gross Internal Area = 101.91 sq m / 1097 sq ft  
Garage = 14.07 sq m / 151 sq ft  
Total = 115.98 sq m / 1248 sq ft



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) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>64</p>	<p>83</p>

**England & Wales**

EU Directive  
2002/91/EC



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