



Oakington Avenue, Hayes, UB3 4AH

DO NOT MISS THIS!

FABULOUS 5 DOUBLE BEDROOM / 2 BATHROOM SEMI DETACHED FAMILY HOUSE BENEFITTING FROM A SINGLE STOREY REAR KITCHEN/BREAKFAST ROOM EXTENSION AND A DOUBLE STOREY SIDE EXTENSION. The property is located in a sought after residential cul-de-sac close to Harlington High School and Pinkwell Primary School. Local shops are close by as is access to Heathrow, A4/M4 London and the M25 in addition to an ASDA superstore and Hayes Town (Hayes & Harlington Elizabeth line station - Paddington within 20 minutes). The accommodation currently provides an entrance hall,

L-shaped lounge/dining room and a spacious oak styled kitchen/breakfast room extension to the rear.

The ground floor for the double storey side extension provides 2 double bedrooms and a shower room/toilet (this could be re-configured to provide a 'granny flat' or similar. Upstairs has loft space suitable for conversion stpp plus 3 more double bedrooms and a family bathroom (the side extension which currently provides a double aspect bedroom could be divided to add an en-suite facility. Outside has a very nice lawned rear garden and own drive parking leading to potential garage space or further extension potential stpp.

YOUR EARLIEST VIEWING IS STRONGLY RECOMMENDED!

Offers In Excess Of £630,000

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Approximate Gross Internal Area = 116.90 sq m / 1258 sq ft
(Excluding Shed)



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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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