



Goshawk Gardens, Hayes, Middlesex, UB4 8LD

An excellent 3 double bedroom 'A' type, 'Nash' built, semi detached & extended family house. This stylish property has gas central heating and double glazed windows (casement style to the front aspect). The accommodation is spacious and very well presented throughout boasting a luxury & modern kitchen extension (refitted 2020) with granite work tops and integrated appliances, a generous sized L shaped lounge/dining room, 3 double bedrooms and a luxury bathroom. The loft is fully boarded and can easily be converted stpp. You will love the Southerly facing rear garden which has a wooden decked patio with a footpath leading to a feature covered & wooden decked sun terrace, ideal for Summer entertaining.

Plenty of parking is available with a brick paved driveway to the front for 2 cars and a shared driveway to the side to a detached garage/workshop. Located in a much sought after area of North Hayes walking distance to a choice of favored schools and a thriving shopping parade. Main bus route links are on-hand for Uxbridge, Northolt station, Ealing, Southall, Heathrow and Hayes Town (Hayes & Harlington Elizabeth line underground station - Paddington within 20 minutes).

Asking Price £599,950

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Approximate Gross Internal Floor Area : 91.23 sq m / 981.99 sq ft

Garden Measurement - (24.0m x 6.0m = 78'8" x 19'8")

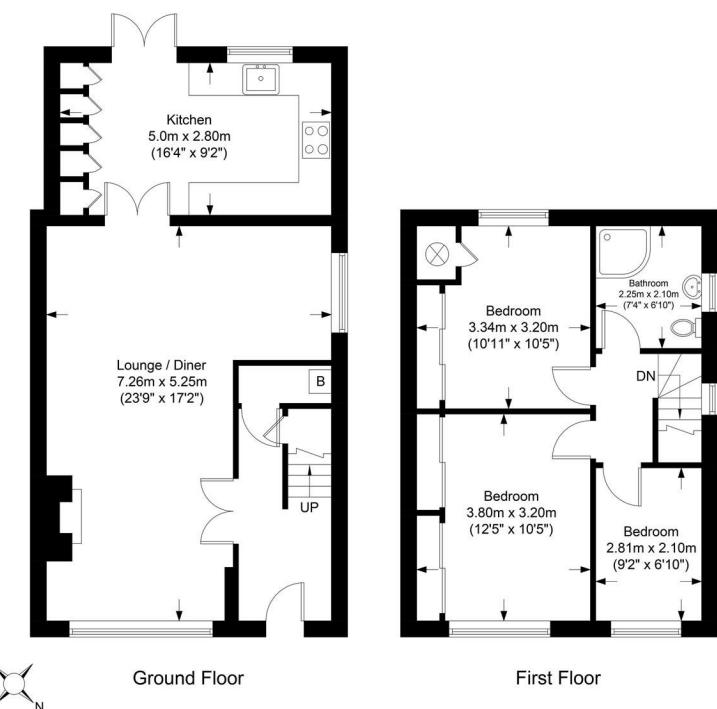


Illustration purposes only. All measurements are approximate.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(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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