



### Weymouth Road, Hayes, UB4 8NF

NO ONWARD CHAIN FOR THIS MUCH FAVOURED 'NASH' BUILT AND EXTENDED 3 BEDROOM SEMI DETACHED FAMILY HOUSE.

THIS PROPERTY HAS MUCH POTENTIAL AND BOASTS A SOUTH FACING 60' REAR GARDEN, DOWNSTAIRS TOILET (SPACE TO ADD A SHOWER) PLUS UPSTAIRS BATHROOM AND TOILET. LOUNGE + SEPARATE DINING ROOM AREA AND A SPACIOUS KITCHEN / BREAKFAST ROOM EXTENSION TO THE REAR. TO THE FRONT IS YOUR OWN BRICK PAVED DRIVE PARKING 2 CARS.

Weymouth Road is located within a much sought after residential area of North Hayes, convenient for Hayes Park Primary School and Kingshill shopping parade. VIEWING HIGHLY RECOMMENDED!

**Asking Price £549,950**

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

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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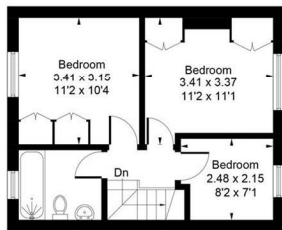




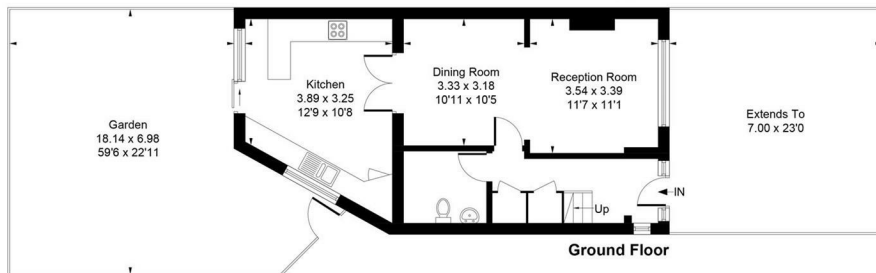
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Approximate Gross Internal Area  
91.72 sq m / 987 sq ft



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><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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