



## Kingshill Avenue, Hayes, Middlesex, UB4 8BL

We are delighted to offer for sale this unique and sizeable 5 DOUBLE bedroom DETACHED house (being the original and only detached property built by 'Nash' in this area). Well presented throughout with double glazing, gas central heating and a 'Megaflo' pressurised water system. The property has a single storey rear extension which provides a spacious kitchen/breakfast room, another single storey extension to the side gives you a large downstairs bedroom with a separate shower room/toilet and walk-in utility cupboard (this extension could be converted into a self contained apartment - rental potential or 'granny flat' stpp'). The ground floor also gives you an extended entrance hall and a lounge with a separate dining room, the first floor has 3 double bedrooms (2 with fitted wardrobes) and a family bathroom with corner bath and plumbed shower, a built-in staircase leads to a professional loft conversion providing a 5th double bedroom (double aspect) with eaves storage space and an en-suite double width walk-in shower and toilet. Outside has a secluded rear garden with a paved patio, side gate and well tended lawn. A brick paved own drive to the front provides parking for 5/6 cars. Located close to Kingshill shopping parade and Hayes Park school with transport links available for A40-London, Northolt and Hayes Town station (Hayes & Harlington Elizabeth line underground station).

This really is a very special property and certainly a home to be proud of and we confidently invite your earliest viewing!

**Asking Price £759,950**

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

233 Kingshill Avenue, Hayes, Middlesex UB4 8BL

**Lounge**

13'1" x 11'5" (3.99 x 3.50)



**Dining Room**

17'4" x 10'11" (5.29 x 3.35)



233 Kingshill Avenue, Hayes, Middlesex UB4 8BL

Lounge to Dining Room



Kitchen/Breakfast Room  
17'4" x 8'7" (5.30 x 2.63)



233 Kingshill Avenue, Hayes, Middlesex UB4 8BL



233 Kingshill Avenue, Hayes, Middlesex UB4 8BL

Side Extension/Bedroom



233 Kingshill Avenue, Hayes, Middlesex UB4 8BL

**Downstairs Shower Room/Toilet**



**Bedroom 1**

13'5" x 7'3" (4.09 x 2.21)



233 Kingshill Avenue, Hayes, Middlesex UB4 8BL



**Bedroom 2**  
11'1" x 10'2" (3.38 x 3.11)



233 Kingshill Avenue, Hayes, Middlesex UB4 8BL

**Bedroom 3**

10'0" x 6'8" (3.05 x 2.05)



**Family Bathroom**





233 Kingshill Avenue, Hayes, Middlesex UB4 8BL

**Loft Conversion/Bedroom 5**

14'4" x 9'1" (4.38 x 2.77)



233 Kingshill Avenue, Hayes, Middlesex UB4 8BL



En-Suite



233 Kingshill Avenue, Hayes, Middlesex UB4 8BL

Outside



233 Kingshill Avenue, Hayes, Middlesex UB4 8BL



Floor Plan

Approximate Gross Internal Area = 143.03 sq m / 1540 sq ft  
(Excluding Eaves)



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.  
 © Vizion Property Marketing Produced for Charrison Davis

# 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>62</p>	<p>83</p>

**England & Wales**

EU Directive  
2002/91/EC



233 Kingshill Avenue, Hayes, Middlesex UB4 8BL

