







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 'Megaflow' 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

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#### Lounge

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



**Dining Room** 17'4" x 10'11" (5.29 x 3.35)





## **Lounge to Dining Room**



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











#### **Side Extension/Bedroom**







#### **Downstairs Shower Room/Toilet**



**Bedroom 1** 13'5" x 7'3" (4.09 x 2.21)





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





#### **Bedroom 3**

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



## **Family Bathroom**





## **Loft Conversion/Bedroom 5**

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









**En-Suite** 





#### **Outside**

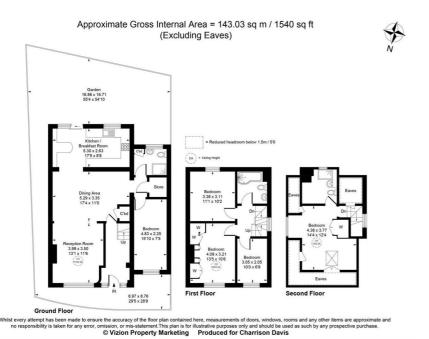








#### **Floor Plan**





# **Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) B		83
(69-80)	(RA)	
(55-68)	62	
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales  EU Directive 2002/91/EC		



