



Kingshill Avenue, Hayes, Middlesex, UB4 8DA

NO UPPER CHAIN for this SPACIOUS, 'A' type, 'NASH' built, 3 DOUBLE BEDROOM semi detached house offering excellent potential to extend and re-modernise to create your perfect family home. The property does have gas central heating and double glazed windows with scope to extend to the rear and into the loft stpp. The living space has an enclosed porch, entrance hall, lounge, separate dining room, kitchen and conservatory. Upstairs has 3 double bedrooms and a RE-FITTED BATHROOM + plumbed shower & toilet. Outside has a mature 80' rear garden plus a detached garage via a shared drive. The front garden could be converted into off street parking stpp. Located close to Kingshill shopping parade and Hayes Park school with transport links available for A40-London, Northolt and Hayes Town (Hayes & Harlington Elizabeth line underground station).

Asking Price £530,000

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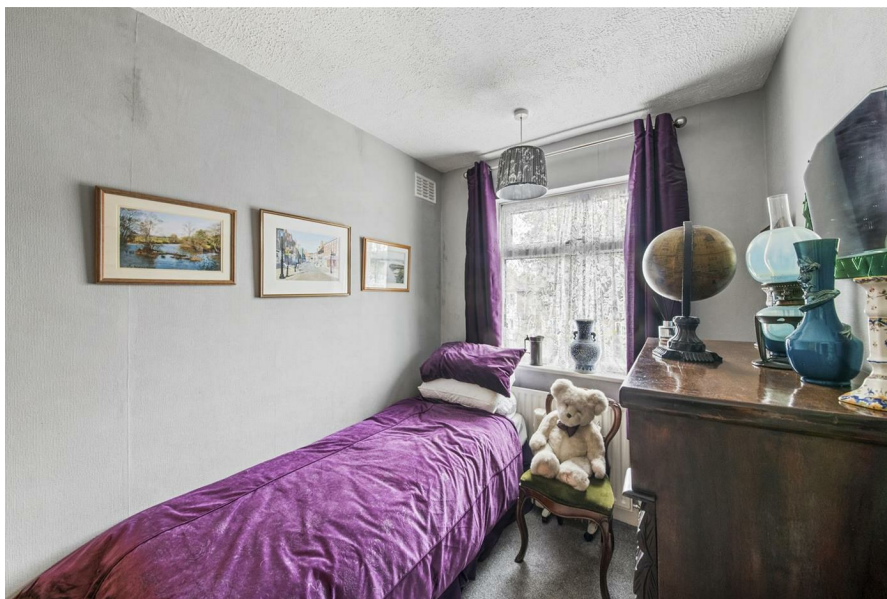
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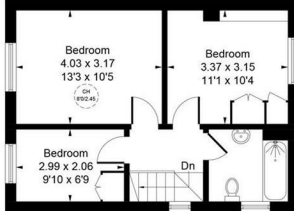


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Approximate Gross Internal Area = 96.72 sq m / 1041 sq ft
 Store = 11.03 sq m / 119 sq ft
 Total = 107.75 sq m / 1160 sq ft



First Floor


CH = Ceiling Height



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) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>62</p>	<p>83</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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