

Shakespeare Avenue

North Hayes • Middlesex • UB4 0BA
Offers In Excess Of: £799,950



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est 1986

Shakespeare Avenue

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A four bedroom semi detached house situated on Shakespeare Avenue, a sought after residential road in North Hayes offering easy access to a number of local amenities including Uxbridge Road and its variety of shops along with a number of highly regarded schools and road links with the M4/M25 and the A40 all within a short drive.

The ground floor of the property comprises 15ft living room, 11ft study, 27ft kitchen/breakfast/family room, 13ft fifth bedroom, 11ft sixth bedroom and shower room. To the first floor is the 13ft second bedroom with fitted wardrobes, 11ft third bedroom with fitted wardrobes, 9ft fourth bedroom and family bathroom. The loft has been converted creating an impressive 20ft main bedroom and en-suite shower room. Outside there is off street parking, private rear garden and 19ft garden studio.

Four bedroom house

Semi-detached

Corner plot

Potential to extend further (S.T.P)

27ft kitchen/breakfast/family room

20ft main bedroom with en-suite

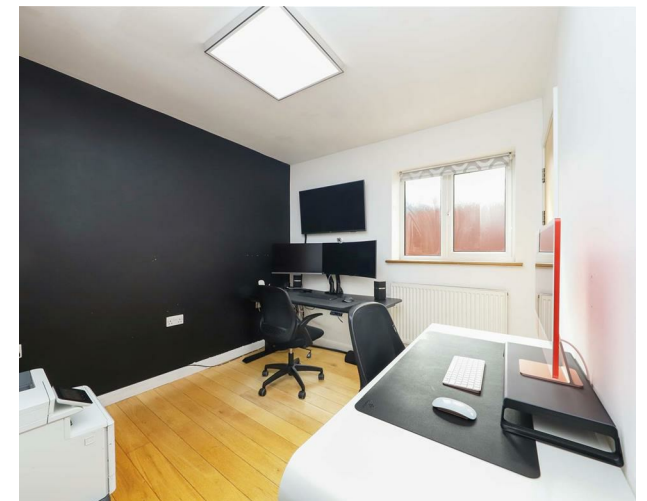
13ft second bedroom

19ft outbuilding

Private rear garden

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

A spectacular four bedroom semi detached house that has been extended and modernised by the current owners. The ground floor of the property comprises 15ft living room, 11ft study, 27ft kitchen/breakfast/family room, 13ft reception room, 11ft reception room and shower room. To the first floor is the 13ft second bedroom with fitted wardrobes, 11ft third bedroom with fitted wardrobes, 9ft fourth bedroom and family bathroom. The loft has been converted creating an impressive 20ft main bedroom and en-suite shower room.

Outside

The front of the property has been paved throughout creating off street parking whilst the private rear garden boasts a 19ft outbuilding whilst also having an access point from Belmore Avenue.

Location

Shakespeare Avenue is a sought after residential road in North Hayes offering easy access to a number of local amenities including Uxbridge Road and its variety of shops along with a number of highly regarded schools and road links with the M4/M25 and the A40 all within a short drive.



Schools:

Dr Triplett's CofE Primary School 0.3 miles
Grange Park Junior School 0.5 miles
Minet Infant and Nursery School 0.7 miles



Train:

Hayes & Harlington Station 1.3 miles
Southall Station 1.8 miles
South Ruislip Station 2.5 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
314 sq ft (29.2 sq m.) approx.



GROUND FLOOR
1042 sq ft (96.9 sq m.) approx.



1ST FLOOR
411 sq ft (38.2 sq m.) approx.



2ND FLOOR
329 sq ft (30.5 sq m.) approx.



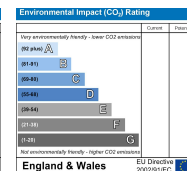
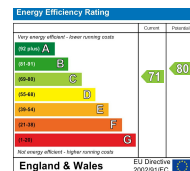
TOTAL FLOOR AREA: 2096 sq.ft. (194.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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