

Frogmore Avenue

North Hayes • Middlesex • UB4 8AP

Guide Price: £515,000



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A three bedroom semi detached 'Nash' house situated on Frogmore Avenue, a sought after residential road in North Hayes offering easy access to a number of local amenities including Kingshill Avenue and Uxbridge Road with its variety of shops and bus/road links, a number of highly regarded schools including Hayes Park. The ground floor comprises entrance hall with doors leading to the 11ft living room, 11ft kitchen, 11ft conservatory and family bathroom. To the first floor is the 17ft main bedroom, 10ft second bedroom and 9ft third bedroom. Outside there is front and rear private gardens.

Three bedroom house

Semi detached

'Nash' build

No onward chain

11ft living room

11ft kitchen

17ft main bedroom

Private rear garden

Potential to extend (S.T.P)

Potential to create off street parking (S.T.P)

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 three bedroom semi-detached, "Nash" house situated in North Hayes that comes to the market with no onward chain. The ground floor comprises entrance hall with doors leading to the 11ft living room, 11ft kitchen, 11ft conservatory and family bathroom. To the first floor is the 17ft main bedroom, 10ft second bedroom and 9ft third bedroom.

Outside

The front of the property offers the potential to create off street parking whilst the private rear garden is mainly laid to lawn with a 15ft garage.

Location

Frogmore Avenue is a sought after residential road in North Hayes offering easy access to a number of local amenities including Kingshill Avenue and Uxbridge Road with its variety of shops and bus/road links, a number of highly regarded schools including Hayes Park.





Schools:

Hayes Park School 0.1 miles
Grange Park Junior School 0.2 miles
Charville Academy 0.6 miles



Train:

Hayes & Harlington station 1.8 miles
Hillingdon station 2.1 miles
West Drayton station 2.3 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
154 sq.ft. (14.3 sq.m.) approx.



GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



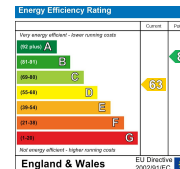
TOTAL FLOOR AREA : 980 sq.ft. (91.1 sq.m.) approx.

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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