

Shakespeare Avenue

North Hayes • Middlesex • UB4 0BQ

Guide Price: £550,000



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est 1986

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A three 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 both Yeading Lane & Kingshill Avenue 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 comprises a 21ft living/dining room, 14ft kitchen, downstairs shower room and utility room. To the first floor is the 11ft main bedroom, 10ft second bedroom, 8ft third bedroom and family bathroom. Outside there is off street parking and private rear garden.

Three bedroom house

Semi detached

North Hayes

No onward chain

21ft living/dining room

14ft kitchen

Utility room

11ft bedroom

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

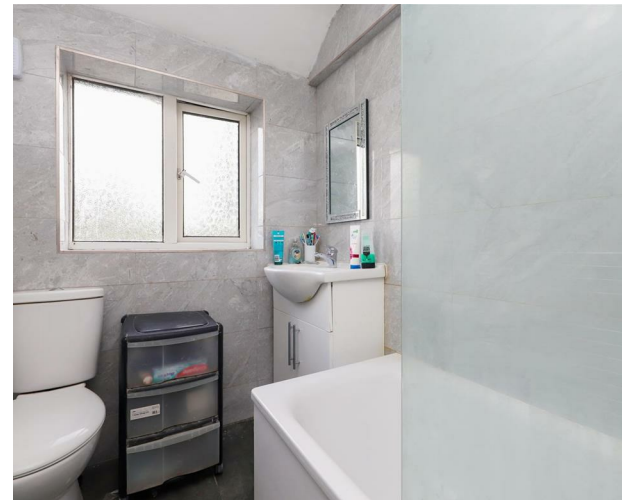
A three bedroom semi detached house that offers generously proportioned rooms throughout with no onward chain. The ground floor comprises a 21ft living/dining room, 14ft kitchen, downstairs shower room and utility room. To the first floor is the 11ft main bedroom, 10ft second bedroom, 8ft third bedroom and family bathroom.

Location

Shakespeare Avenue is a sought after residential road in North Hayes offering easy access to a number of local amenities including both Yeading Lane & Kingshill Avenue and its variety of shops along with a number of highly regarded schools including St Raphael's primary school and road links with the M4/M25 and the A40 all within a short drive.

Outside

The front of the property has a paved driveway creating off street parking for multiple cars whilst the private rear garden is mainly laid to lawn.





Schools:

Belmore Primary Academy 0.3 miles
Barnhill Community High School 0.3 miles
Hayes Park School 0.8 miles



Train:

Southall 1.8 miles
Hayes & Harlington 1.9 miles
South Ruislip 2.0 miles



Car:

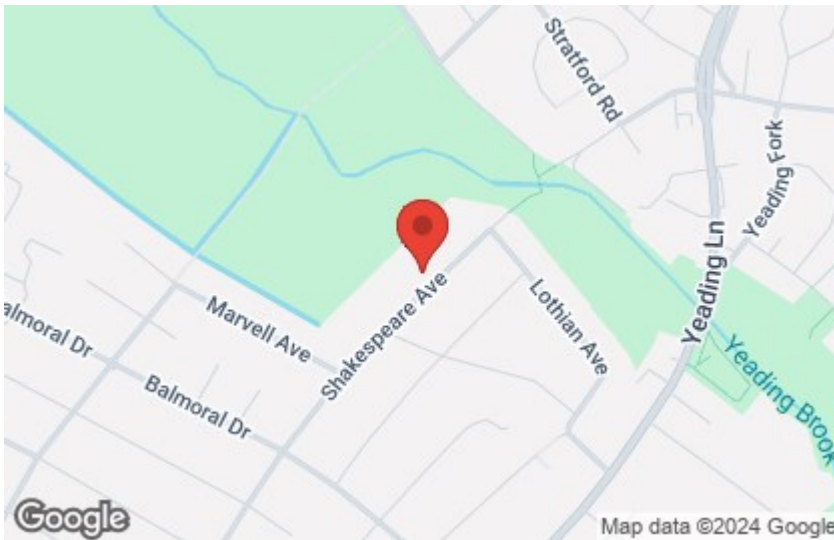
M4, A40, M25, M40



Council Tax Band:

D

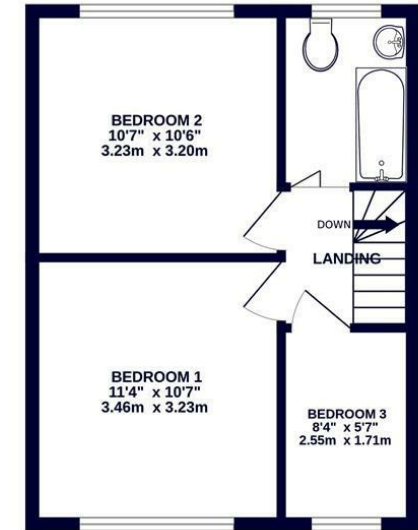
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 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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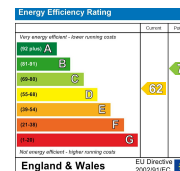
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