the floorplan...

Kingshill Avenue, UB9

Approximate Area = 143.03 sq m / 1540 sq ft
(Excluding Eaves)
For identification only - Not to scale

N

☐ = Reduced headroom
below 1.5m / 5'0

CH = Ceiling Height

Garden
16.86 x 16.71
55'4 x 54'10

Kitchen / Breakfast Room
5.30 x 2.63
17'5 x 8'8

Dining Area
5.29 x 3.35
17'4 x 11'0

Store

Reception Room
3.99 x 3.50 max
13'1 x 11'6

Up

8.97 max x 8.76 max
29'5 x 28'9

Ground Floor

Bedroom
4.38 max x 3.77 min
14'4 x 12'4

Eaves   Eaves

Dn

Eaves

Second Floor

Bedroom
3.38 x 3.11
11'1 x 10'2

Dn

Up

Bedroom
4.83 x 2.25
15'10 x 7'5

Bedroom
4.09 x 3.21
13'5 x 10'6

Bedroom
3.05 x 2.05
10'0 x 6'9

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential).

more details from...

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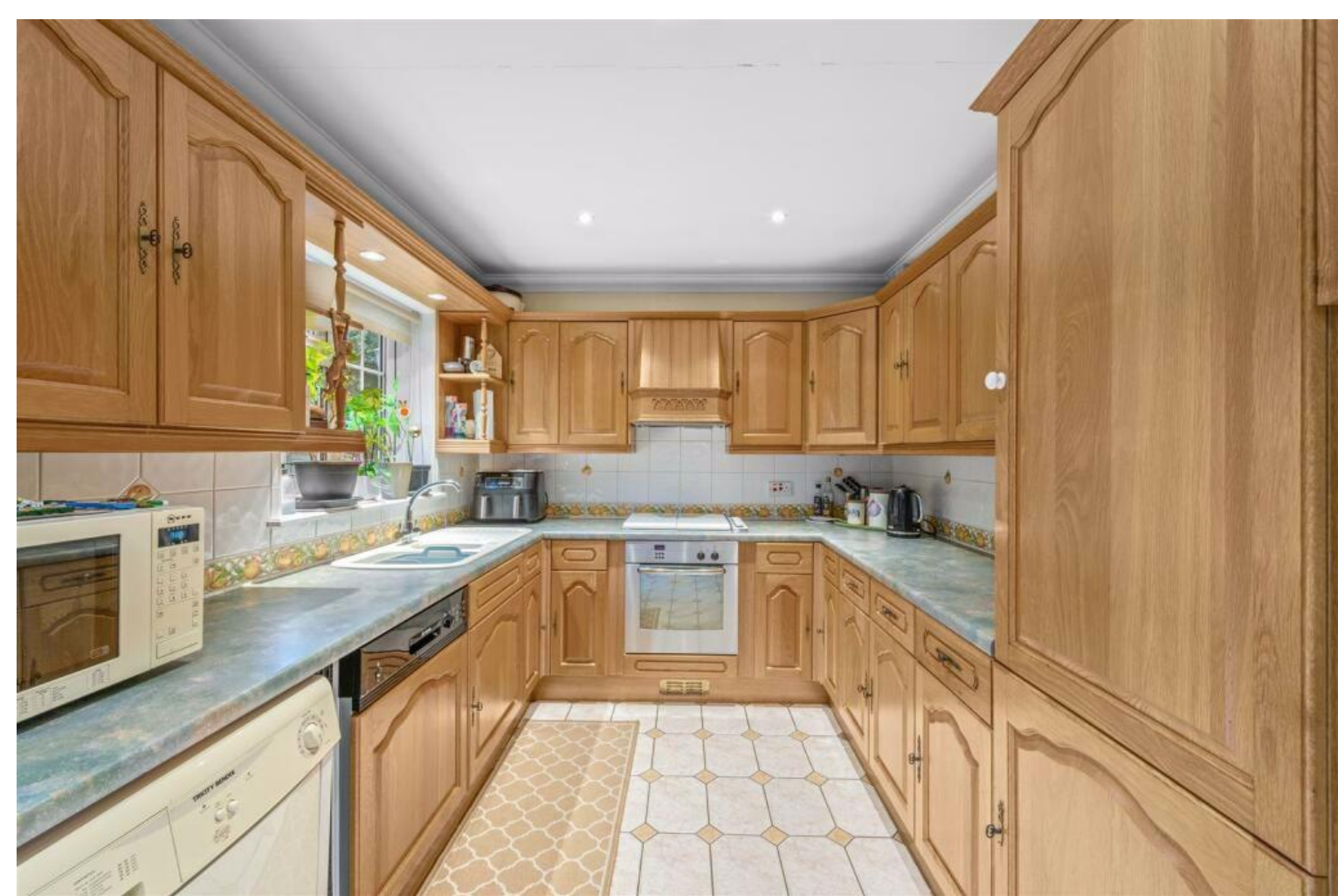brian-cox.co.uk

THE ONE YOU'VE BEEN WAITING FOR!! - Boasting five double bedrooms and three bathrooms this magnificent home is ideal for the large or growing family looking for extra space. Situated on a popular residential road and easy access to local schools and shops. It offers an abundance of space, a flexible floorplan, and a lovely rear garden. The property is a must view! Other benefits include off street parking and gas central heating. Call early to avoid disappointment.

£780,000

Kingshill Avenue, Hayes UB4 8BL

in brief…

- Five Bedrooms
- Detached
- Off Street Parking
- Large Garden
- Side Space
- Loft Extension With En Suite

the location…

nearest stations …

South Ruislip Station (1.8 miles)
Ruislip Gardens Station (2 miles)
Hayes and Harlington Station (2 miles)

Hayes is a town in West London, situated 13 miles (21 km) West of Charing Cross. Historically in Middlesex Hayes became part of the London Borough of Hillingdon in 1965. Hayes's is only a short distance away where The Beck Theatre opened in 1977, and offers a wide range of touring shows in a welcoming modern building. The Beck is a community theatre, offering one-night concerts, comedy, drama, films, opera, and pantomime.
There are many local schools in the area which have a good Ofsted rating, including Hedgewood School, Hayes Park School, Charville Academy and Barnhill Community High School.

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