

the floorplan...



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

more details from...

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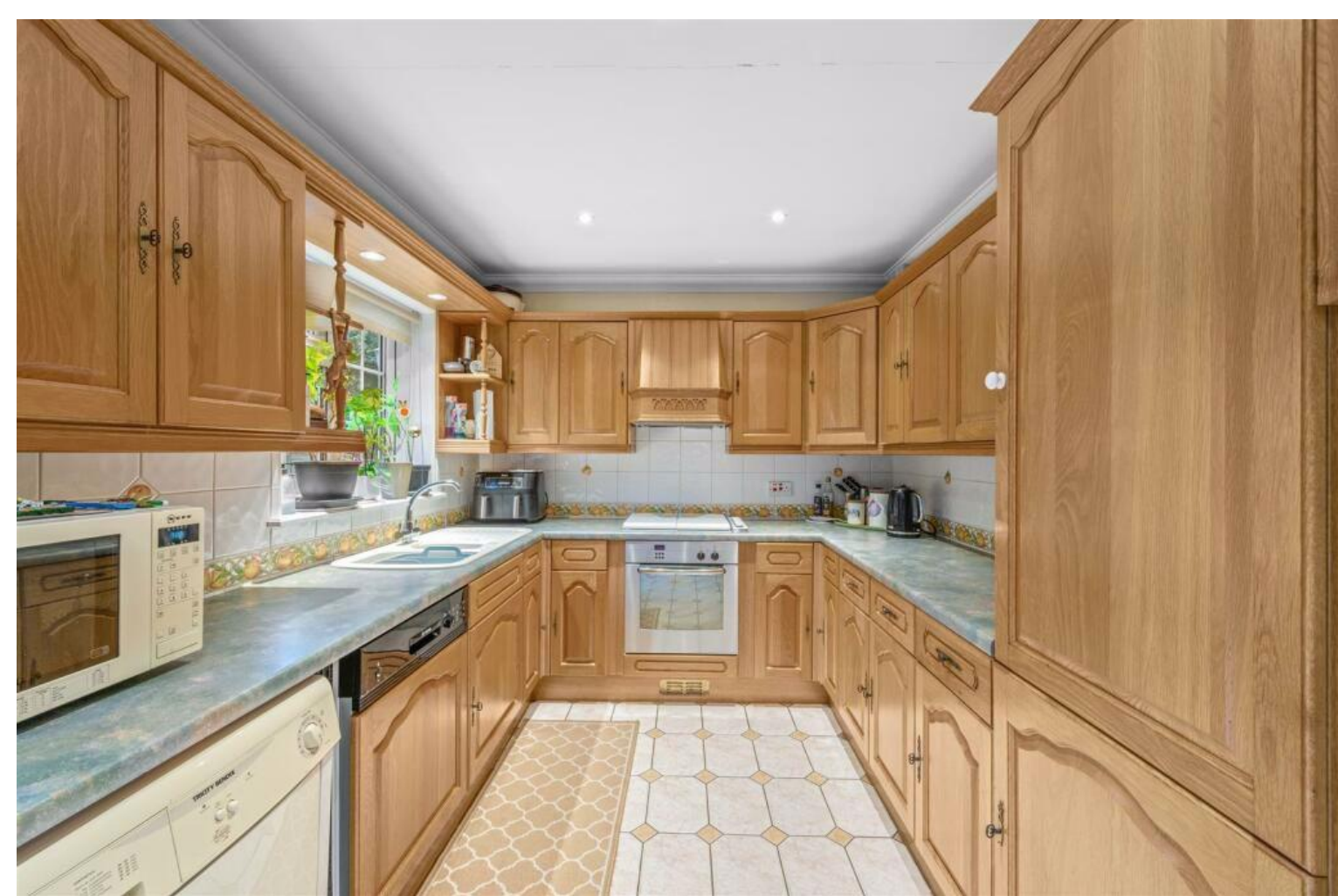
THE ONE YOU'VE BEEN WAITING FOR!! - Boasting five double bedrooms and three bathrooms this magnificent home is ideal for the large or growing family looking for extra space. Situated on a popular residential road and easy access to local schools and shops. It offers an abundance of space, a flexible 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

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



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.

