



3 Goshawk Gardens, Hayes, Middlesex, UB4 8LA

Offers In Excess Of £480,000

**EVANS**  
& COMPANY

# Goshawk Gardens Hayes

- 3 Bedrooms Semi Detached House
- Family Bathroom with Corner Bath
- Private Rear Garden
- Utility Room
- 2 Sheds
- Double Glazed Windows
- No Onwards Chain
- Own Drive to Garage
- Downstairs Shower Room
- Open Plan Lounge

Evans & Company are pleased to present this EXTENDED 3 bedroom semi detached house boasting many features that include own drive to side, downstairs shower & utility room, large kitchen / breakfast room and a private rear garden.

For access, please contact Evans & Company on 0208 575 7722

## Auctioneer's Notes

If you are interested in making a pre-auction offer, please contact us and we will speak with the vendors.

If you require auction or bridging finance or are concerned about the completion date, speak with one of our team.

## Auction Details

This lot is to be sold in auction date to be confirmed

Please note that a Buyer's Premium of 1.8% (inc.of VAT) of the purchase price is to be paid by the successful Buyer subject to a minimum fee of £3,000 (inc.of VAT)'

## Entrance Porch

Door to



### Open Plan Lounge / Diner

21'6" x 17'5" (6.56 x 5.33)

Double glazed window to front, laminate floor, door to

### Breakfast Area

17'7" x 11'0" (5.36 x 3.74)

### Kitchen

10'6" x 5'9" (3.22 x 1.76)

Eye and base level storage units, roll edge work surfaces, gas cooker, fridge/freezer, power points

### Utility Area

6'10" x 6'9" (2.10 x 2.08)

Space and plumbing for washing machine , doors to rear garden and garage

### Downstairs Shower Room

Tiled shower cubicle, wash hand basin, low level wc.

### Stairs to First Floor

doors to

### Bedroom 1

10'11" x 9'10" (3.34 x 3.02)

Double glazed window to front, built in wardrobes

### Bedroom 2

10'2" x 10'2" (3.12 x 3.11)

Double glazed window to rear, built in wardrobes

### Bedroom 3

7'1" x 6'0" (2.18 x 1.84)

Double glazed window to front,

### Bathroom

Larger corner bath,, low level wc, wash hand basin, tiled walls, double glazed window to rear

### Outside

#### Front

Off Street Parking to front, OWN Drive to

#### Garage

Swing Open doors

#### Rear

Paved patio leading to lawned area

### AUCTION INFORMATION

For access, please contact Evans & Company on 0208 575 7722

#### Auctioneer's Notes

If you are interested in making a pre-auction offer, please contact us and we will speak with the vendors.

If you require auction or bridging finance or are concerned about the completion date, speak with one of our team.

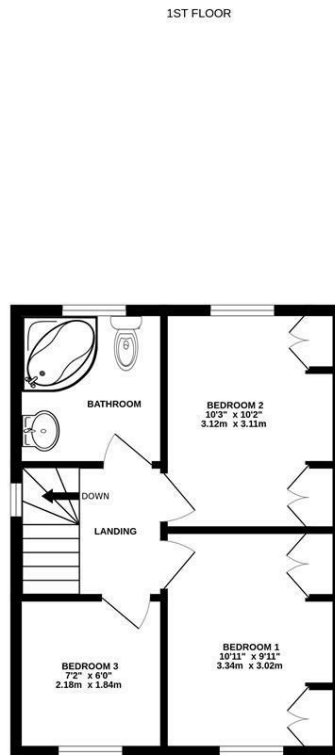
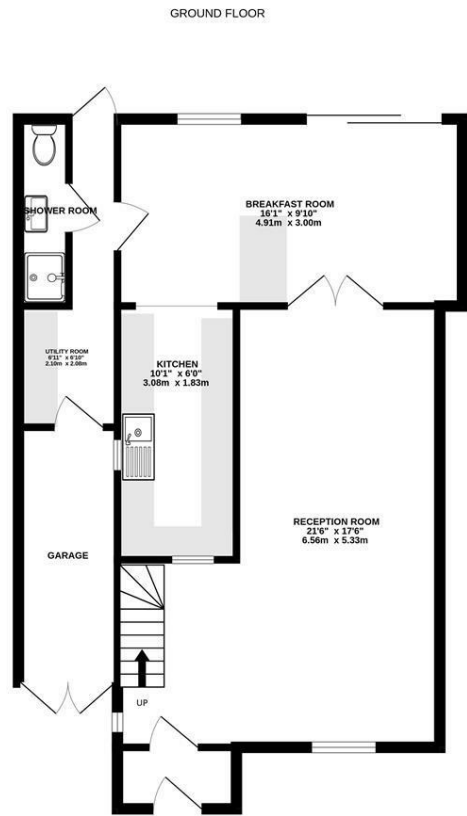
#### Auction Details

This lot is to be sold in auction on Wednesday 27th March at 4pm (bidding opens at 12pm)

Please note that a Buyer's Premium of 1.8% (inc.of VAT) of the purchase price is to be

paid by the successful Buyer subject to a minimum fee of £3,000 (inc.of VAT)





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.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

55 The Broadway, Greenford, Middlesex, UB6 9PN  
020 8575 7722  
enquiries@evanson-line.com  
www.altosoftware.co.uk