

Kingshill Avenue

North Hayes • Middlesex • UB5 6NY

Guide Price: £550,000



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A three bedroom, extended, semi-detached home situated on Kingshill Avenue offered to the market with generously proportioned rooms throughout and no onward chain. Kingshill Avenue is a sought after residential road in North Hayes offering easy access to a number of local amenities including the Uxbridge Road with its variety of shops and bus/road links, a number of highly regarded schools including Hayes Park and road links with the M4/M25 and the A40 all within a short drive. The ground floor of the property comprises 14ft living room, 15ft dining room, 16ft kitchen/breakfast room leading into the utility room and an additional W/C shower room. To the first floor, there is the 13ft main bedroom with fitted wardrobes, 13ft second bedroom, 9ft third bedroom with fitted storage and family bathroom with the separate W/C. Outside, there is off street parking and a private rear garden mainly laid to lawn.

Three bedroom house

Semi-detached

No onward chain

Convenient location

14ft living room

16ft kitchen/breakfast room

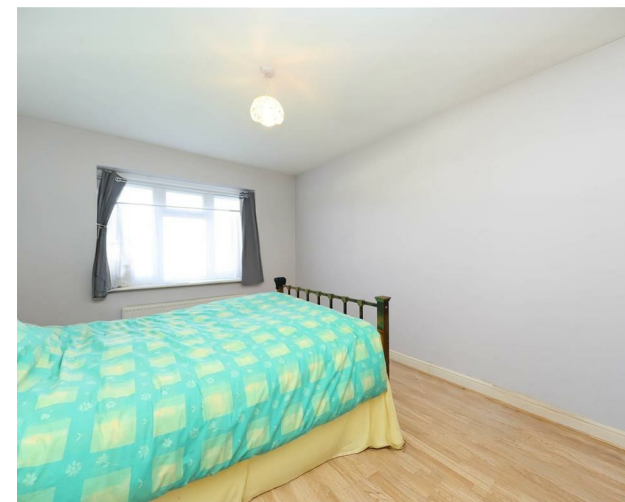
Downstairs W/C

13ft main bedroom with fitted wardrobes

Off street parking

Private rear garden

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.

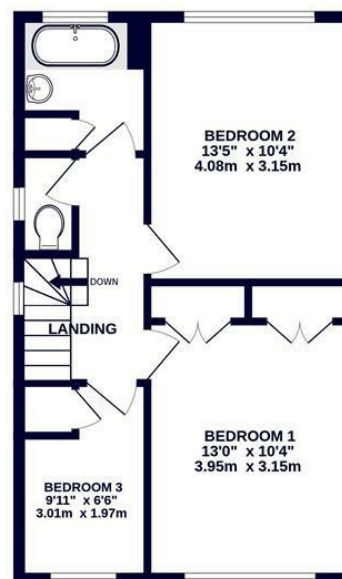




GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1180 sq.ft. (109.7 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.

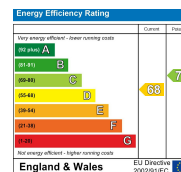
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.