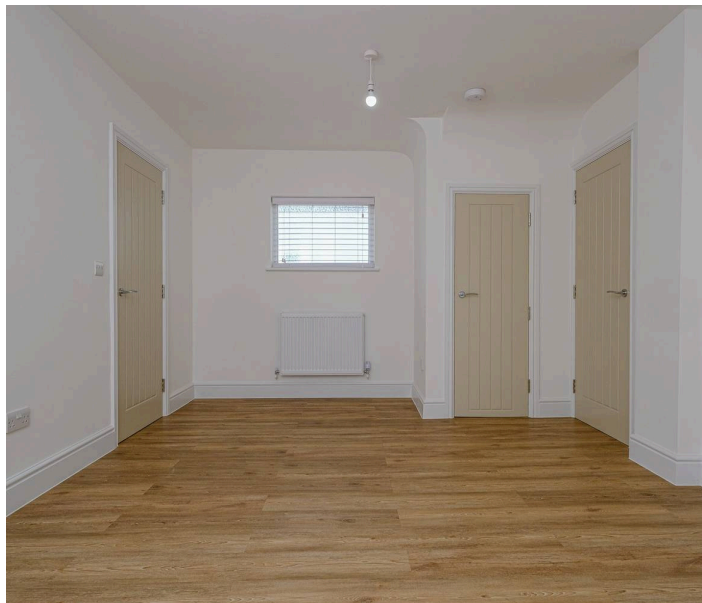




39 Frogmore Avenue, Hayes

Hayes

£579,950



39 Frogmore Avenue

Hayes

Very well presented, 3 bed semi, an opportunity to acquire a property benefitting from a total back to brickwork internal refurbishment in 2023, 2 receptions, separate kitchen, parking, no chain. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A RARE OPPORTUNITY TO ACQUIRE A PROPERTY BENEFITTING FROM A BACK TO BRICKWORK INTERNAL REFURBISHMENT IN 2023
- PRESENTED IN VERY GOOD ORDER THROUGHOUT
- NO UPPER CHAIN
- TWO RECEPTION ROOMS & SEPARATE LUXURY FITTED KITCHEN
- LUXURY FITTED FIRST FLOOR BATHROOM/WC
- CENTRAL HEATING & DOUBLE GLAZED
- GOOD SIZED REAR GARDEN * OFF STREET PARKING
- FULLY BOARDED LOFT STORAGE
- JUST 350 YARDS FROM THE SOUGHT AFTER HAYES PARK SCHOOL
- VIEWING HIGHLY RECOMMENDED



Lounge

12' 6" x 11' 7" (3.80m x 3.54m)

LOUNGE Front aspect Upvc double glazed bay window, radiator, venetian blind, LVT vinyl flooring.

Dining Room

17' 9" x 11' 3" (5.40m x 3.44m)

DINING ROOM Side & rear aspect Upvc double glazed bay windows, built in under stairs storage cupboard housing gas fired combination boiler, radiators, venetian blind, LVT vinyl flooring, door to:-

Kitchen

8' 8" x 6' 11" (2.64m x 2.10m)

KITCHEN Separate fitted kitchen comprising:- Range of Shaker style wall units with cornice & light rails, matching base & drawer units with oak effect laminated worktops over, geometric style splash backs, inset stainless steel single bowl, single drainer sink unit with monobloc mixer taps, integrated washing machine & fridge freezer, slot in electric oven with gas hob & stainless steel extractor canopy over, inset low voltage led ceiling lighting, LVT vinyl flooring, rear aspect Upvc double glazed window, Upvc double glazed door to garden.



Bedroom One

13' 5" x 10' 6" (4.08m x 3.20m)

BEDROOM ONE Front aspect Upvc double glazed window, Roman blind, carpeted flooring, radiator.



Bedroom Two

10' 11" x 10' 6" (3.34m x 3.20m)

BEDROOM TWO Rear aspect Upvc double glazed window, Roman blind, carpeted flooring, radiator.

Bedroom Three

10' 2" x 6' 10" (3.10m x 2.09m)

BEDROOM THREE Front aspect Upvc double glazed window, coved ceiling, carpeted flooring, radiator.

Bathroom/wc

BATHROOM/WC Fitted white suite comprising:- Acrylic paneled D shaped shower bath with bath filler mixer taps, wall mounted thermostatic shower control



BATHROOM/WC

Fitted white suite comprising:- Acrylic paneled D shaped shower bath with bath filler mixer taps, wall mounted thermostatic shower control, flexible hose, adjustable sliding rail & detachable handset, fixed rainfall style shower head, glazed shower screen, ceramic wash hand basin with monobloc mixer taps & vanity cupboard under, close coupled wc with push button flush, part Metro style wall tiling, vinyl flooring, chrome ladder style radiator, inset low voltage led ceiling lighting, Humidistat extractor fan, side aspect Upvc double glazed window. **Garden**

GARDEN 56' 9" x 24' 7" (17.3m x 7.5m)

Good sized rear garden comprising:- New decked patio area, sleeper step down to lawn with part shrub borders, timber garden shed, timber close boarded panelled fencing, outside light & water tap, timber gate to shared drive.

OFF STREET

2 Parking Spaces

PARKING Block paved off street parking to front for two cars.

