



Kingshill Avenue, Northolt, UB5 6NY

CHARRISON DAVIS OFFER FOR SALE THIS SPACIOUS 4 BEDROOM 'NASH' BUILT, EXTENDED SEMI DETACHED FAMILY HOUSE WITH A LARGE LOFT CONVERSION PROVIDING A MASTER BEDROOM AND ADDITIONAL WASHROOM AND TOILET. The property is well presented and has potential for a rear extension stpp.

You have gas central heating and double glazed windows with an entrance hall, 30' lounge/dining room and a fitted kitchen. Upstairs has 3 good sized bedrooms and a spacious bathroom + walk-in shower cubicle, in addition to a double aspect 16' loft conversion master bedroom and washroom/toilet. Outside has an 80' rear garden with off street parking to the front for 2/3 cars. Kingshill Avenue is a popular residential area close to a choice of schools including St Raphaels Catholic Primary School and Barnhill College with excellent transport links for Northolt Central line station, A40 London and the Hayes-by-Pass for Heathrow and Hayes Town Elizabeth line station.

EARLY VIEWING HIGHLY RECOMMENDED!

Asking Price £575,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

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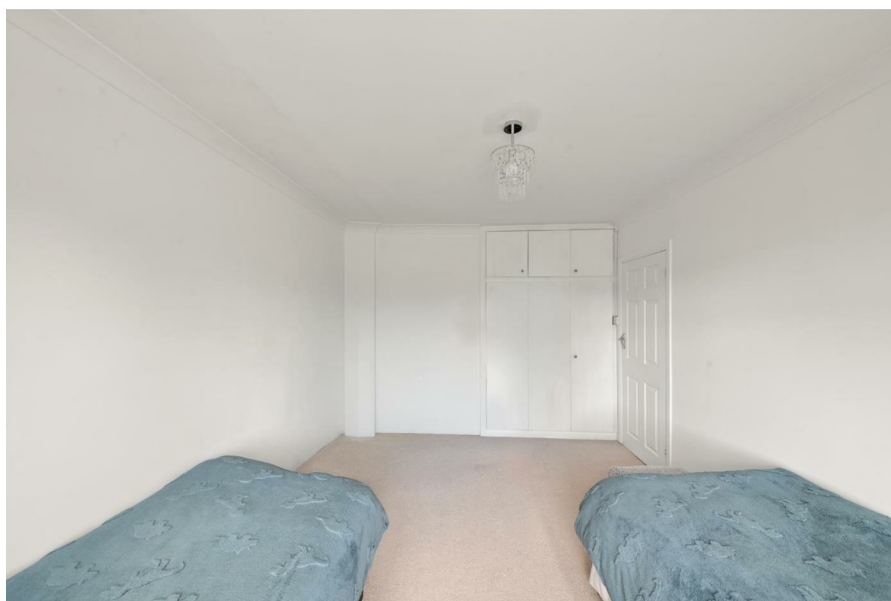
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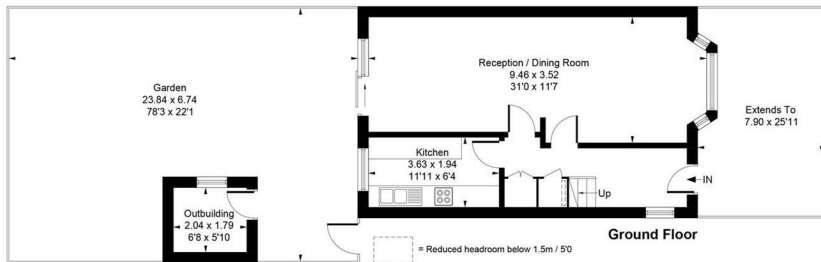
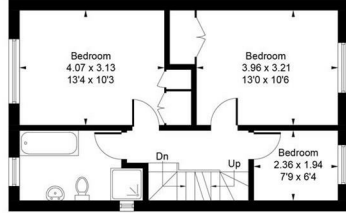
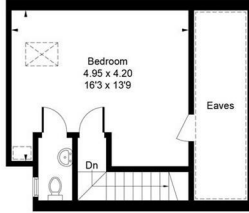


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Approximate Gross Internal Area (Excluding Eaves)
 121.26 sq m / 1305 sq ft
 Outbuilding = 3.86 sq m / 42 sq ft
 Total = 125.12 sq m / 1347 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>63</p>	<p>83</p>

England & Wales

EU Directive
2002/91/EC



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