

Chaucer Avenue

Hayes • Middlesex • UB4 0AP
Offers In Excess Of: £600,000



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A well presented four bedroom semi detached house offering generously proportioned and spacious rooms throughout. Located on a sought after residential road in North Hayes.

Chaucer Avenue is just off of the Uxbridge Road and is conveniently located for a variety of amenities including shops, bus links and Highly regarded schools. The ground floor comprises a 21ft living room, 15ft kitchen/diner and downstairs WC and utility room. To the first floor there is a 21ft main bedroom with fitted wardrobes, 11ft second bedroom, 11ft third bedroom, 7ft fourth bedroom and family bathroom. Outside there is a paved driveway creating off street parking for multiple cars whilst the private rear garden is mainly laid to lawn.

Four bedroom house

Semi detached

21ft living room

15ft kitchen

Downstairs WC

21ft main bedroom

11ft second bedroom

Great transport links

Private rear garden

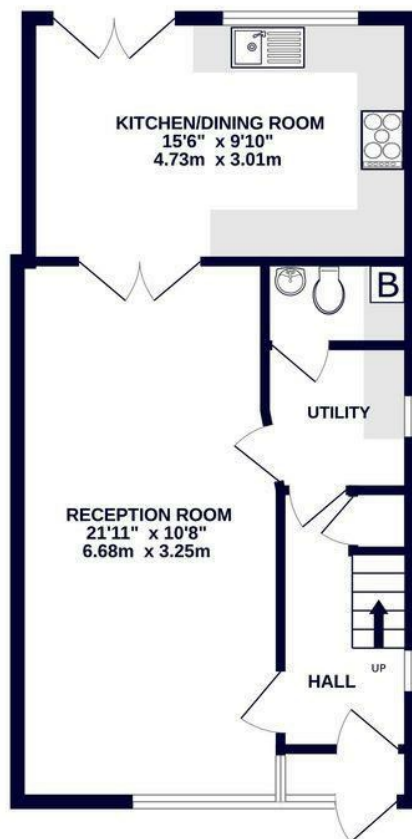
Off street parking

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.

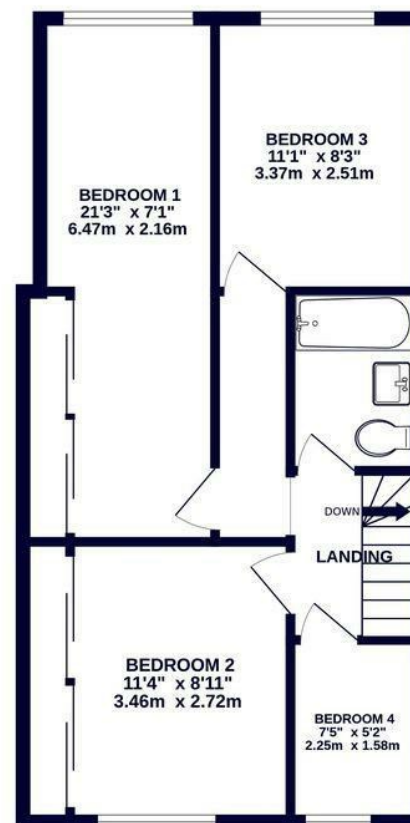




GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.5 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
95-100 A		
81-94 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-40 G		
Below 35 Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

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.