Goshawk Gardens

Hayes • Middlesex • UB4 8LB

Offers In Excess Of: £575,000



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A fabulous three bedroom, extended, semi-detached house situated on a sought after residential road in North Hayes offering easy access to a number of local amenities, variety of shops and bus/road links, a number of highly regarded schools and road links to the M4/M25 and the A40 all within a short drive. The property comprises spacious hallway, ground floor W.C, open plan 21ft x 17ft living/dining room and spectacular 17ft modern kitchen/breakfast room with bi fold doors opening onto the south facing rear garden. To the first floor there is 10ft main bedroom with fitted wardrobes, 11ft second bedroom, with fitted wardrobes, 7ft third bedroom and family bathroom. Outside there is off street parking, shared driveway leading to a 28ft garage and a beautifully landscaped, mature rear garden that is mainly laid to lawn with a generous patio area across the rear of the house and a variety of shrubs and trees along the borders creating a high sense of privacy.

Three bedroom house

Semi detached

Nash built

Extended

Ground floor W.C

Modern 17ft kitchen

Modern shower room

Landscaped south facing rear garden

Off street parking

28ft garage

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.








August



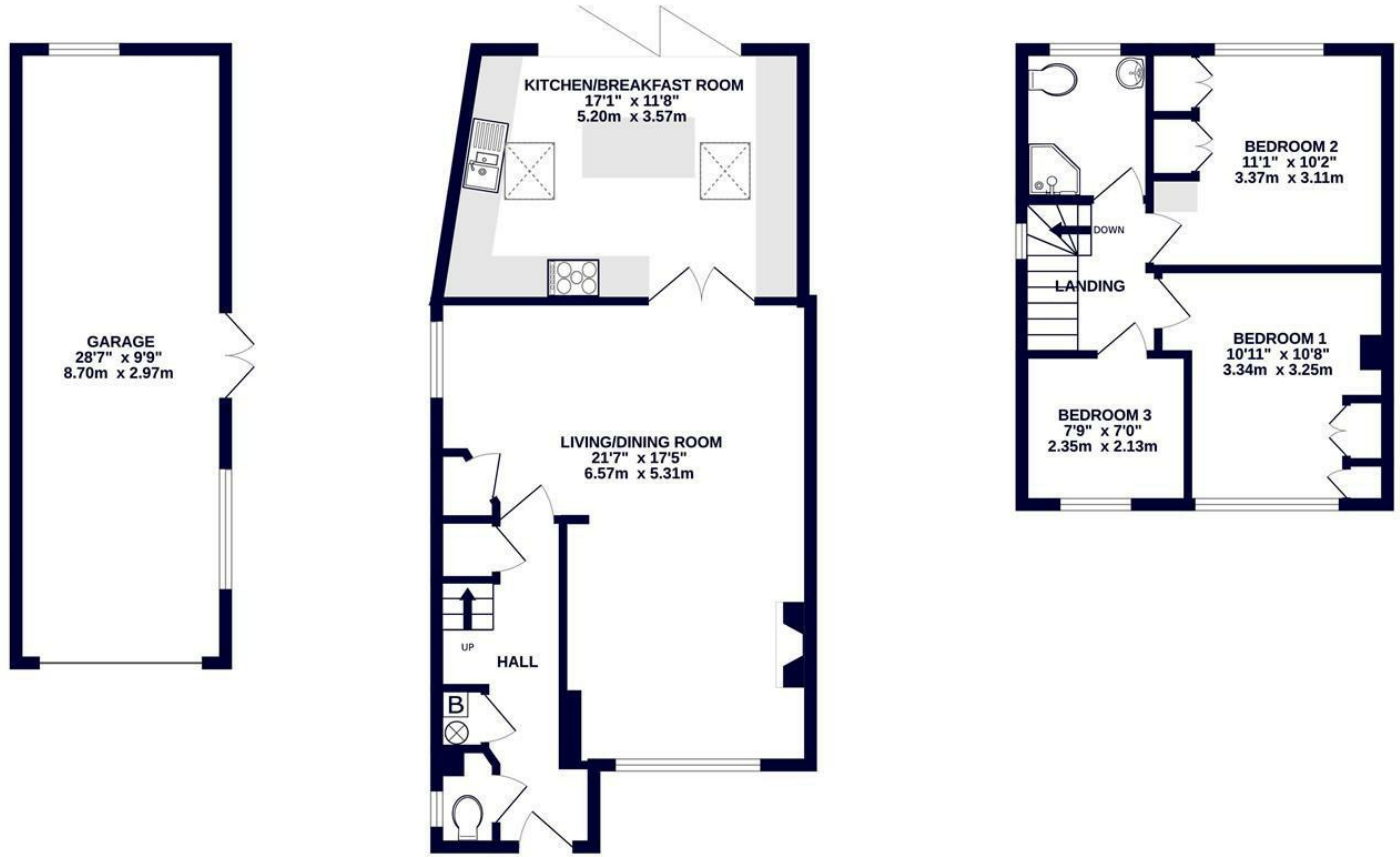




OUTBUILDING
278 sq.ft. (25.8 sq.m.) approx.

GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.

1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



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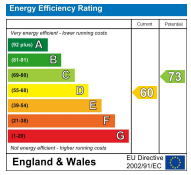
TOTAL FLOOR AREA : 1220 sq.ft. (113.3 sq.m.) approx.

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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