

Kingshill Avenue

Northolt • Middlesex • UB5 6LQ
Offers In Excess Of: £550,000



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est 1986

Kingshill Avenue

Northolt • Middlesex • UB5 6LQ

An extended three-bedroom semi-detached house that offers generously proportioned rooms and flexible accommodation throughout situated on a sought after residential road on the Hayes/Northolt borders. The ground floor of the property comprises an entrance porch, spacious hallway, 13ft lounge leading into a 17ft sitting room, 16ft kitchen/diner, and shower room. On the first floor, you have a 13ft master bedroom, 10ft second bedroom, 17ft third bedroom, and family bathroom. Outside there is off street parking and a well kept rear garden.

Three bedroom house

Semi detached

Extended

Three double bedrooms

13ft Lounge

17ft Sitting room

16ft Kitchen/diner

13ft Master bedroom

Off street parking

Great transport links

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.





Property

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Location

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.

Outside

The front of the property has a paved driveway allowing for off-street parking. The beautifully landscaped private rear garden is mainly laid to lawn, with a patio area stretching across the rear of the house.



Schools:

Downe Manor Primary School 0.1 miles
 St Raphael's Catholic Primary School 0.2 miles
 Barnhill Community High School 0.4 miles



Train:

South Ruislip Station 1.6 miles
 Ruislip Gardens Station 1.9 miles
 Northolt Station 2.0 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.

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



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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 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	
	Current
Very energy efficient - lower running costs	
99-100 A	
90-99 B	
80-89 C	
70-79 D	
60-59 E	
50-49 F	
40-39 G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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.