



### Croyde Avenue, Hayes, UB3 4EJ

**BUILDERS / HMO / RENTAL INVESTORS - DO NOT MISS THIS!**

**NO UPPER CHAIN FOR THIS SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE WITH A LARGER THAN EXPECTED 100' REAR GARDEN DIVIDED INTO 2 + A DETACHED GARAGE TO THE SIDE PROVIDING GENEROUS EXTENSION POTENTIAL.**

The property has gas central heating, double glazed windows, entrance hall, lounge/dining room and fitted kitchen. Upstairs has 3 spacious bedrooms and a modern bathroom. Outside has an enormous rear garden with fantastic space to extend to the side, rear and into the loft stpp. To the front is your own drive parking several cars. Croyde Avenue is conveniently located for access to Hayes and Harlington Elizabeth line station, local schools, ASDA superstore and Heathrow / M4 London.

**Asking Price £599,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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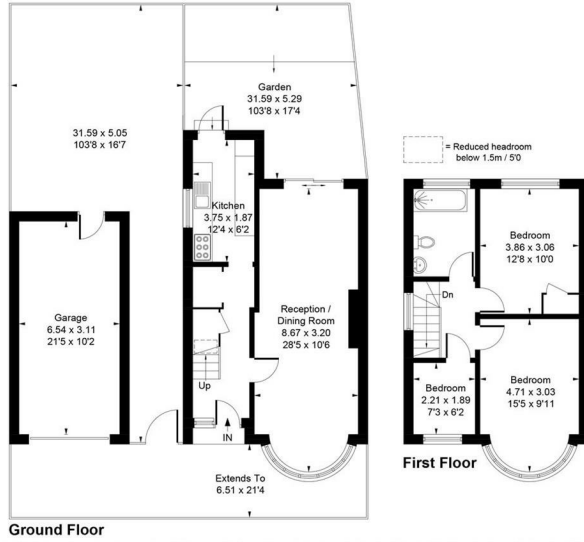


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Approximate Gross Internal Area = 83.99 sq m / 904 sq ft  
Garage = 20.72 sq m / 223 sq ft  
Total = 104.71 sq m / 1127 sq ft




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) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>57</p>	<p>80</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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