



Marvell Avenue, Hayes, Middlesex, UB4 0QS

CHARRISON DAVIS ARE THE VENDORS SOLE AGENTS FOR THIS OUTSTANDING AND SIZEABLE 4 BEDROOM SEMI DETACHED FAMILY HOUSE BENEFITTING FROM BOTH A SIDE AND REAR EXTENSION. The accommodation comprises of enclosed entrance porch, 22' lounge/dining room, 15' kitchen/breakfast room extension, ground floor shower room/toilet and a large double glazed conservatory. Upstairs has 4 bedrooms including a 19ft master bedroom, family bathroom and substantial loft space suitable for conversion. To the outside there is an attractive South facing rear garden with a detached 22' garden room (power and light) with your own drive to the front for 3 cars. The property is situated within close proximity of the Uxbridge Road and is ideally located for shops, bus routes and Grange Park Primary School.

This is a very impressive and attractive property for a large family!

Offers In Excess Of £675,000

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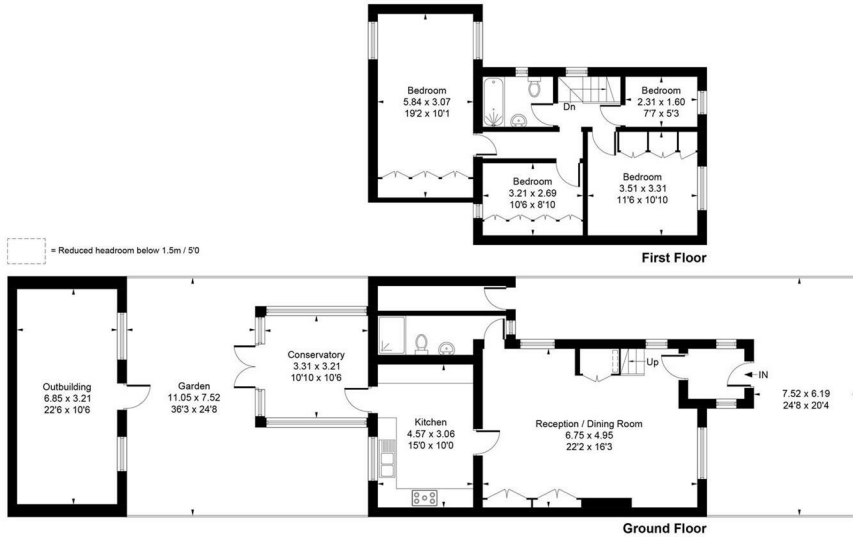


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Approximate Gross Internal Area = 127.86 sq m / 1376 sq ft
 Outbuilding = 22.09 sq m / 238 sq ft
 Total = 149.95 sq m / 1614 sq ft



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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	61	82
England & Wales	EU Directive 2002/91/EC	

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