



### Bryant Road, Northolt, UB5 6LH

NO UPPER CHAIN AND SO MUCH POTENTIAL FOR THIS 3 BEDROOM / 2 SHOWER ROOM EXTENDED 'NASH' BUILT SEMI DETACHED HOUSE WITH A LARGE GARDEN AND GATED OWN DRIVEWAY TO THE SIDE PROVIDING SIDE AND REAR EXTENTION POTENTIAL STPP.

The property will require some updating but does have gas central heating and double glazed windows with an enclosed porch, hall, lounge with connecting door to a dining room, downstairs shower 'wet room' and an extended kitchen with utility area. Upstairs has 3 bedrooms, another shower room and loft space suitable for conversion stpp.

Outside has an 80' garden and gated own driveway parking to the side for 3/4 cars..

Bryant Road is set within a popular residential area just off Kingshill Avenue close to a choice of schools with excellent transport links for Northolt central line station, A40 London, Hayes Elizabeth line station and Heathrow Airport.

**Asking Price £525,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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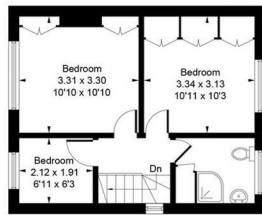


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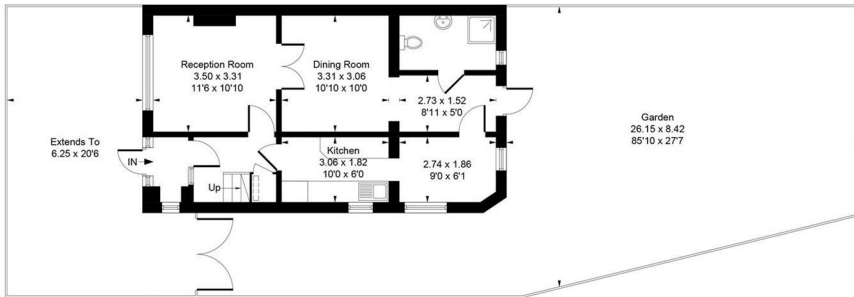
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Approximate Gross Internal Area  
87.44 sq m / 941 sq ft



First Floor

Reduced headroom below 1.5m / 5'0"




Ground Floor

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><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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