



## Grosvenor Avenue, Hayes, UB4 8NL

CHARRISON DAVIS ARE THE SELLERS CHOSEN SOLE AGENTS FOR THIS WELL PRESENTED AND EXTENDED 3 BEDROOM SEMI DETACHED 'NASH' BUILT FAMILY HOUSE WITH NO ONWARD CHAIN AND LARGE REAR GARDEN OVERLOOKING OPEN PLAYING FIELDS.

This wonderful property has 'bags' of potential and would make an ideal first time buy. With gas central heating and double glazed windows the accommodation provides an entrance hall, lounge / dining room area, fitted kitchen and a conservatory. Upstairs has 3 bedrooms, shower room and toilet plus loft space suitable for conversion stpp. Outside has a 23' detached garage via a shared drive to the side and own drive to the front for 2 cars. To the rear you have a 70' approx rear garden with a paved patio, well tended lawn and private gate out to open playing fields.

Grosvenor Avenue is one of North Hayes most sought after roads walking distance to Kingshill shopping parade, Hayes Park, Charville and Grange Park Primary Schools. Transport links are on hand for Northolt Central line station, A40 London, Uxbridge and the Hayes-by-Pass for Hayes Town Elizabeth line station and Heathrow.

**Asking Price £519,950**

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

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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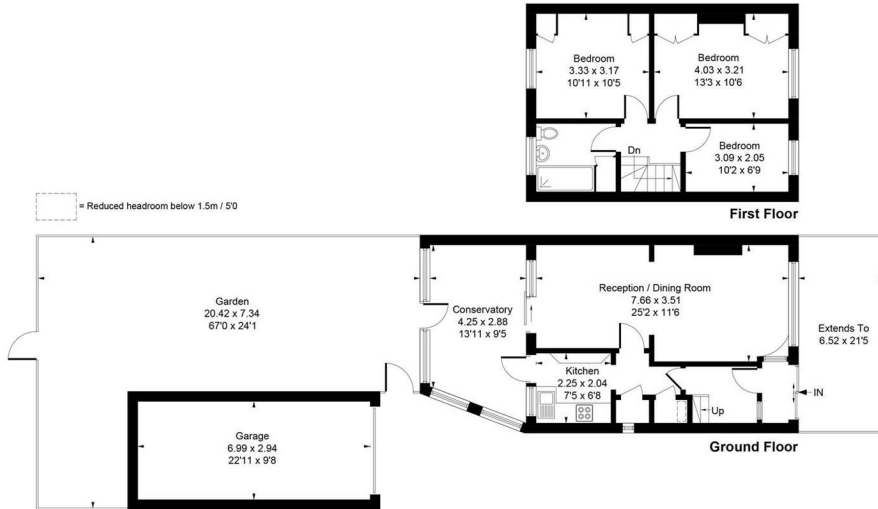


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Approximate Gross Internal Area = 97.34 sq m / 1048 sq ft  
 Garage = 20.91 sq m / 225 sq ft  
 Total = 118.25 sq m / 1273 sq ft



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>64</p>                          | <p>75</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |



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