



## Kenmore Crescent Hayes UB4 8NU

A refurbished A Type nash semi det house situated on a large corner plot with potential to extend or develop (stp). Having been refurbished throughout the house comprises entrance hall, living room, dining room, modern kitchen and bathroom & 3 good size bedrooms. Externally there's own drive to garage and gardens to 3 sides. Located on a popular residential road in North Hayes close to shops, public transport & well regarded Schools.... VIEWING IS HIGHLY ADVISED

## Accommodation

A Type Nash semi det house

3 good size bedrooms

2 reception rooms

modern fitted kitchen

family bathroom

own drive to garage

large corner plot

potential to extend to side & rear (stp)

## Ground Floor

**entrance hall** - double glazed with tiled floor & inset lighting

**hallway** - radiator with cover, staircase to first floor with storage cupboard under & laminate flooring

**living room** - 12' 11" x 11' 0" (3.95m x 3.36m) front aspect double glazed window with fitted wooden blinds, fitted carpet, radiator & inset lighting

**reverse view** -

**dining room** - 17' 0" x 10' 6" (5.2m x 3.21m) rear aspect double glazed sliding patio doors leading to rear garden, radiator, inset lighting, sky light & side aspect frosted double glazed window & built in storage cupboard

**reverse view** -

**kitchen** - 8' 4" x 6' 6" (2.55m x 2m) range of eye & base level units with quartz work tops & splash back, single drainer sink unit with mixer tap, built in oven & hob with extractor hood over, integrated fridge freezer & washing machine, inset lighting & rear aspect double glazed window

**first floor landing** - fitted carpet, side aspect frosted double glazed window & access to loft

**bedroom 1** - 12' 9" x 10' 0" (3.91m x 3.06m) front aspect double glazed window with fitted wooden blinds, radiator, fitted carpet & inst lighting

**reverse view** -

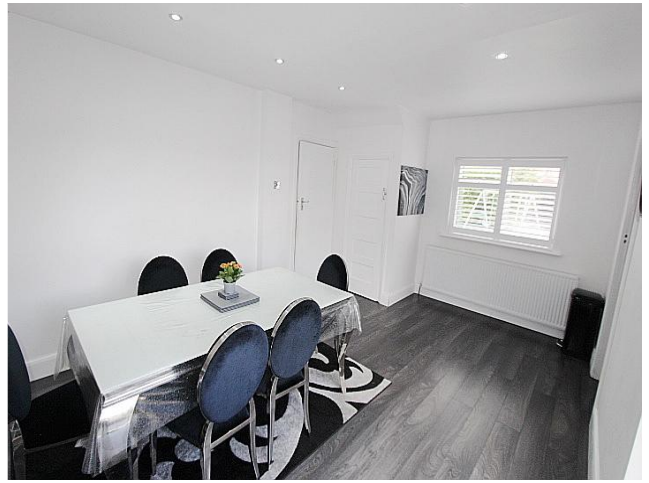
**bedroom 2** - 10' 9" x 10' 0" (3.28m x 3.06m) front aspect double glazed window with fitted wooden blinds, fitted carpet, radiator & inset lighting

**reverse view** -

**bedroom3** - 9' 10" x 6' 4" (3m x 1.94m) rear aspect double glazed window with fitted wooden blinds, radiator, fitted carpet & inset lighting

**reverse view** -

**bathroom** - 6' 11" x 6' 4" (2.12m x 1.94m) panel enclosed bath





with mixer tap, shower over, shower screen, inset wash hand basin with mixer tap & cupboards under, low level wc, tiled walls & floor, inset lighting, heated towel rail & rear aspect frosted double glazed window

**reverse view -**

**external -** front & rear gardens, laid to lawn with raised timber decked patio area, timber shed, external tap & light

**reverse view -**

**side space -** side space measuring approx 35ft, own drive to garage via double gates

**reverse view -**

