



## Frogmore Avenue UB4 8AR

DO NOT MISS THIS! A truly stunning 3 bedroom extended 'Nash' built semi detached family house located just a short walk to Hayes Park Primary School. The property has been completely refurbished in style to a high specification and boasts a luxury 'Wren' fitted kitchen, downstairs toilet, spacious open plan dining area with a delightful lounge extension which has 2 'skylight' windows providing additional natural light + feature 'Bi' folding doors out onto a wooden decked sun terrace and rear garden. Upstairs has 3 bedrooms and a re-fitted modern bathroom. Outside has a pretty 60' rear garden with a well tended lawn and forecourt parking for 2 cars. The property is situated in one of North Hayes most desirable roads and this elegant family home deserves your earliest viewing!

## Accommodation

an extended Nash Built  
semi det house

3 good size bedrooms

immaculate condition  
throughout

luxury kitchen / dining room

spacious living room  
ground

modern family bathroom

off street parking



## Ground Floor

**extended hallway** - Stairs to landing, vertical radiator, downlighting and tiled flooring through to kitchen, dining area and lounge

**downstairs wc** - Low level wc, hand wash basin, double glazed window to side, downlights

**kitchen / dining area** - 21' 7" x 17' 8" (6.6m x 5.4m) Attractive range of 'Wren' wall, base & drawer units, fitted 'Zanussi' double oven, dishwasher, single sink unit with mixer tap, ceramic hob + stainless steel extractor hood, breakfast bar, radiator, double glazed window to front, downlights.

**reverse view** -

**dining area** - Storage cupboard plus separate storage area with mirror fronted sliding doors housing wall mounted boiler (new 2018) and plumbed for washing + space for tumble dryer, vertical radiator, arch to

**reverse view** -

**lounge extension** - 17' 8" x 11' 10" (5.4m x 3.63m) 2 'Skylight' windows provide additional natural light, vertical rad, downlighting, feature 'Bi' folding doors out onto wooden decked sun terrace and rear garden.

**reverse view** -

**first floor landing** - Access to loft, double glazed window to side, downlights.

**bedroom 1** - 11' 1" x 10' 7" (3.4m x 3.25m) Double glazed windows to rear, radiator & laminate flooring

**bedroom 2** - 10' 9" x 10' 2" (3.3m x 3.1m) Double glazed windows to front, radiator & laminate flooring

**bedroom 3** - 7' 10" x 6' 6" (2.4m x 2m) Double glazed windows to front, radiator & laminate flooring

**bathroom** - 6' 6" x 6' 2" (2m x 1.9m) Re-fitted modern suite consists Panelled bath + plumbed shower & screen, hand wash basin, low level wc, double



glazed windows to rear, heated towel rail, downlights, tiled walls & tiled floor

**external** - Wooden decked sun terrace to a well tended lawn, garden shed and forecourt parking for 2 cars

**reverse view** -







Approximate Gross Internal Floor Area : 96.22 sq m / 1035.70 sq ft  
Garden Measurement - (20.50m x 7.30m = 67'3" x 23'11")

