



Dorset Avenue UB4 8NS

A very well presented and carefully maintained 'Nash' built, 3 bedroom semi detached family house located within a premier area of North Hayes. Walking distance to Hayes Park and Charville Primary Schools together with a busy shopping parade and Post Office on Kingshill Avenue. Main bus route links for Northolt, Ealing, Hayes Town and Uxbridge are also close by.

The property offers spacious accommodation - Entrance Hall, downstairs toilet, lounge open plan to separate dining area (original door frame has been concealed but could be re-opened) full width rear kitchen/breakfast room extension, upstairs has 3 bedrooms all with fitted wardrobes and a modern bathroom (loft is boarded and carpeted suitable for conversion stpp), outside has a pretty 70' rear garden with well tended lawn and a feature double glazed 'Lean-Too' covered patio + workshop/storage shed, detached garage via shared driveway and forecourt parking for 2 cars. Viewing Highly Recommended!

Accommodation

3 Bedroom Semi Detached Family House

'Nash' Built

Spacious Rooms

Well Presented

Full Width Kitchen Ext

Downstairs Toilet

2 Reception Rooms

70' Garden

Ground Floor

Entrance Hall - Radiator, 'Karndean' laminate style flooring, carpeted stairs to landing.

Downstairs Toilet - Low level wc, hand wash basin tiled walls, radiator, double glazed window to front

Lounge - 18' 1" x 10' 2" (5.52m x 3.1m) Double glazed window to side, radiator, fitted carpet.

Reverse View -

Reverse View -

Dining Area - 11' 3" x 10' 9" (3.45m x 3.3m) Double glazed windows to front, radiator, built in storage / display units (original doorway to entrance hall), fitted carpet.

Kitchen/Breakfast room Ext - 16' 2" x 8' 10" (4.95m x 2.7m) Comprehensive range of fitted wall, base & drawer units, single stainless steel sink unit with mixer tap and tiled wall surround, fitted breakfast bar area, electric cooker point, space for washing machine & dishwasher, radiator, wall mounted combination boiler, downlights, double glazed windows to rear.

Reverse View -

1st Floor / Landing - Boarded and carpeted loft space + loft ladder, fitted carpet.

Bedroom 1 - 10' 7" x 10' 0" (3.25m x 3.05m) Range of fitted wardrobes & cupboards to 1 wall, radiator, double glazed windows to rear, fitted carpet.

Reverse View -

Bedroom 2 - 10' 9" x 9' 0" (3.3m x 2.75m) Fitted wardrobes, radiator, double glazed windows to front, fitted carpet.

Reverse View -

Bedroom 3 - 7' 10" x 7' 6" (2.4m x 2.3m) Fitted wardrobe and cupboards, radiator, double glazed windows to front, fitted carpet.

Bathroom - Modern style suite comprising panelled bath +



electric shower & screen, tiled surround, hand wash basin, low level wc, suspended ceiling, double glazed windows to rear, radiator.

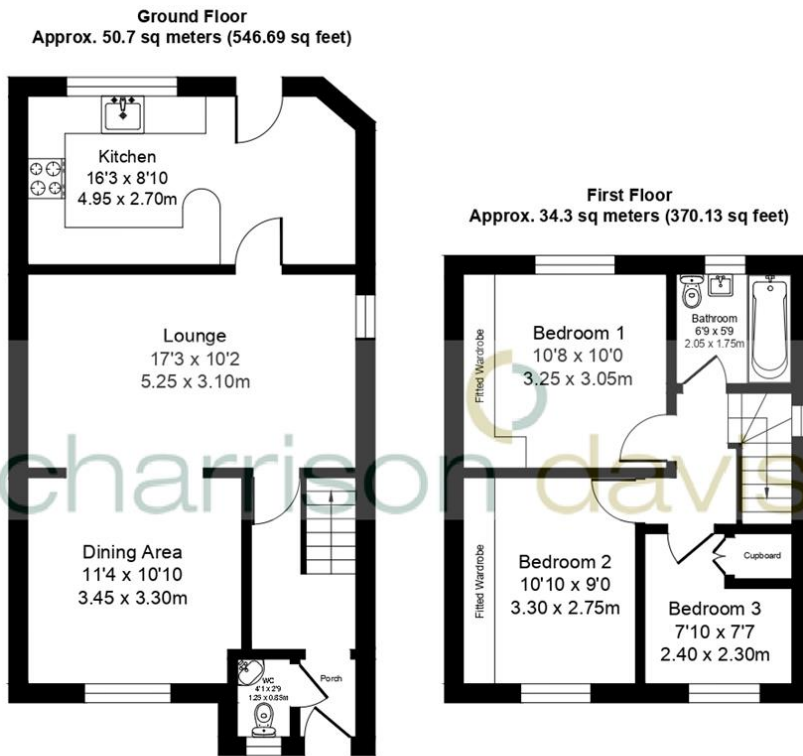
Outside - 70' approx rear garden, feature double glazed 'Lean-Too' covered brick paved patio, well tended lawn, variety of flowers and shrubs, detached workshop/shed, side access gate.

Detached garage with power & light approached via shared drive + forecourt parking for 2 cars.

Workshop/Shed -







Total Area Approx. 85.17 sq meters (916.84 sq feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		