



Kendal Close UB4 8SX

POTENTIAL/POTENTIAL!

This spacious 3 bedroom semi detached house offers tremendous potential to extend to the rear, into the loft and to the side (stpp). Situated in a much sought after residential area of North Hayes near to Charville Lane & Swakeleys School with main bus route links for Uxbrige, Northolt, Ealing, Heathrow and Hayes Town (hayes & harlington station, cross rail anticipated 2022/23).

The property has a detached garage with own drive and a generous sized rear garden with the accommodation comprising, enclosed porch, entrance hall, lounge/dining room, kitchen with separate utility area, upstairs has 3 good sized bedrooms and a bathroom with separate toilet. **NO UPPER CHAIN!**

This property provides excellent potential to extend and refurbish into a wonderful family home of your making and your earliest viewing is strongly recommended.

Accommodation

3 Bedroom Semi

Spacious Rooms

Huge Potential to Extend
(stpp)

Large Garden

Detached Garage

Own Drive

NO UPPER CHAIN!

Sought After Area

Ground Floor

Enclosed Porch - Double glazed with front door to:-

Entrance Hall - Double glazed window to side, double radiator, fitted carpets, stairs to landing, understairs storage cupboard.

Lounge/Dining Room - Double glazed windows to front, 2 double radiators, double glazed patio doors to garden.

Reverse View -

Dining Area -

Kitchen - Range of fitted wall base & drawer units, stainless steel sink with mixer tap, tiled walls, fitted electric oven + gas hob & extractor fan, integrated fridge & freezer, wall mounted boiler, double glazed windows to side, door to:-

Reverse View -

Utility Area - Space for washing machine & tumble dryer, double glazed window to rear, double glazed door to garden.

1st Floor/Landing - Access to loft, double glazed window to side, airing cupboard with radiator, fitted carpets through to bedrooms.

Bedroom 1 - Double glazed windows to rear, built in wardrobes & cupboards, radiator.

Reverse View -

Bedroom 2 - Double glazed windows to front, radiator.

Bedroom 3 - Double glazed windows to front, radiator, built in cupboard.

Bathroom - Panelled bath with tiled walls, hand wash basin, heated towel rail, double glazed windows to rear.

Separate Toilet - Low level wc, double glazed window to side.

Outside - Generous sized rear garden with a paved patio to

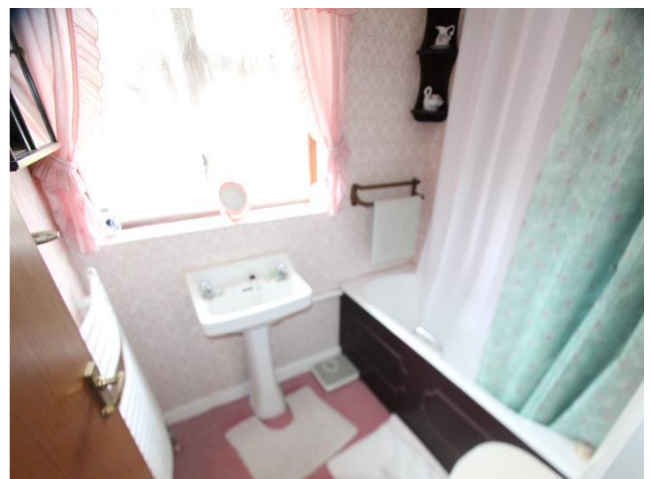


well tended lawn, garden shed side access gate and panelled wood fence surround.

Rear Garden -

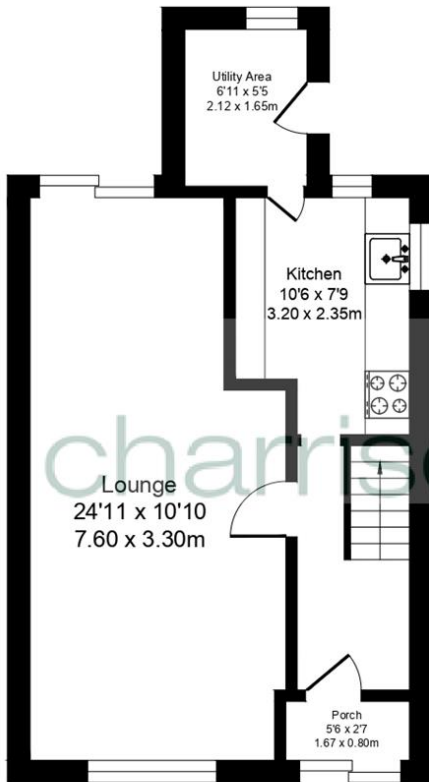
Central View -

Detached Garage - Own drive and side space provides extension potential (stpp).

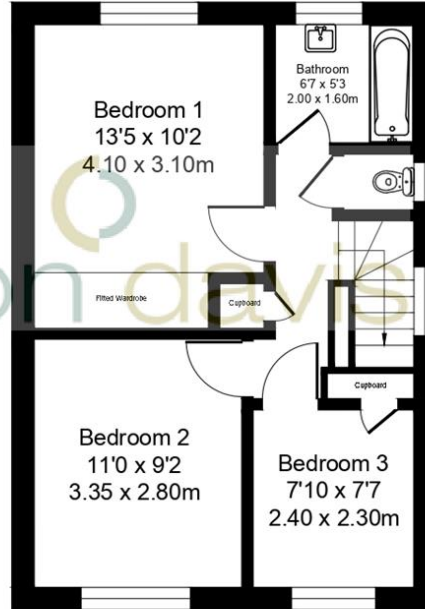




Ground Floor
 Approx. 42.6 sq meters (459.15 sq feet)



First Floor
 Approx. 38.9 sq meters (418.84 sq feet)



Total Area Approx. 81.5 sq meters (878.00 sq feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		