



Grosvenor Avenue UB4 8NW

Fabulous 'Nash' built, 3 bedroom semi detached & extended family house with direct rear access and views over 'Grosvenor' playing fields.

The property is situated within a premier area of North Hayes close to favoured schools, a vibrant shopping parade and bus route links for Northolt, Ealing, Uxbridge, Southall, Heathrow & Hayes Town (Hayes & Harlington station with Cross Rail anticipated 2022/23). With gas central heating (new combination boiler 2021) and leaded light style double glazed windows the property is well presented throughout & offers spacious accommodation consisting of an extended porch, hallway, good sized L shaped lounge/dining room, modern kitchen with separate utility room, conservatory, upstairs has 3 bedrooms and a modern shower room.

Outside has a 70' approx rear garden with wooden decked patio, well tended lawn, 2nd sun terrace and rear gate directly into 'Grosvenor playing fields'.

Plenty of parking is available via a shared drive to a detached garage + a brick paved forecourt for 2/3 more cars.

Early viewing strongly recommended!

Accommodation

Spacious 3 Bedroom Semi

'Nash' built

Extended & Well Presented

GCH & Leaded Light Style
DG Windows

L shaped Lounge/Dining
Room

Modern Kitchen + Utility
Room

Conservatory

70' approx Garden with
access into Playi

Ground Floor

Extended Porch -

Entrance Hall - Double glazed window to side aspect, radiator, carpeted stairs to landing, wood flooring through to:-

Lounge/Dining Room - 21' 3" x 17' 2" (6.5m x 5.25m) L shaped- double glazed windows to front & side aspect, feature fireplace with coal affect gas fire inset, 2 radiators, understairs cupboard.

Reverse View -

Dining Area -

Utility Room - Plumbed for washing machine, double glazed window to side aspect.

Kitchen - 12' 11" x 10' 5" (3.95m x 3.2m) Range of fitted wall, base & drawer units, stainless steel sink with mixer & separate drinking water tap, tiled surround, fitted electric oven & grill with separate gas hob & stainless steel extractor hood, double glazed window to rear aspect, tiled flooring, double glazed doors to:-

Conservatory - 11' 5" x 6' 6" (3.5m x 2m) Tiled floor, windows to side aspect, double glazed door to garden.

1st Floor/Landing - Fitted carpet, radiator, access to loft space, double glazed window to side aspect.

Bedroom 1 - 10' 11" x 10' 9" (3.34m x 3.3m) Built-in wardrobes to either side of double bed space + overhead cupboards & matching dressing table unit, Double glazed windows to rear aspect (overlooking 'Grosvenor' playing fields), radiator, laminate wood flooring.

Example View -

Bedroom 2 - 11' 9" x 10' 2" (3.6m x 3.1m) Double glazed windows to front aspect, radiator, laminate wood flooring.

Bedroom 3 - 6' 10" x 6' 6" (2.1m x 2m) Double glazed windows to front aspect, radiator, laminate wood flooring.

Modern Shower Room - Walk-in shower, cupboard



housing combination boiler (new 2021), hand wash basin, low level wc, tiled walls & flooring, downlights, double glazed windows to rear aspect, heated towel rail.

Outside - 70' Rear Garden with a wooden decked patio, well tended lawn, water tap, 2nd sun terrace, side access gate and rear gate into 'Grosvenor' playing fields.

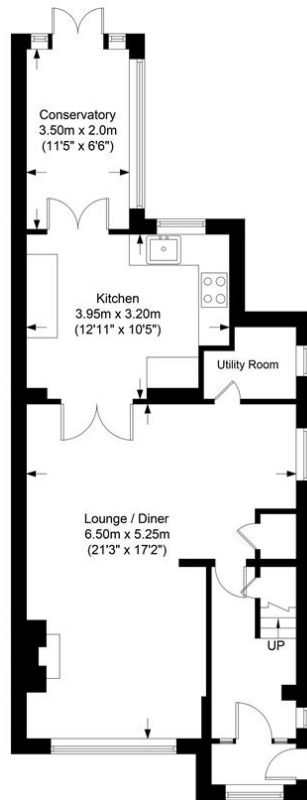
Reverse View -

Garage - Detached and approached via a shared drive.

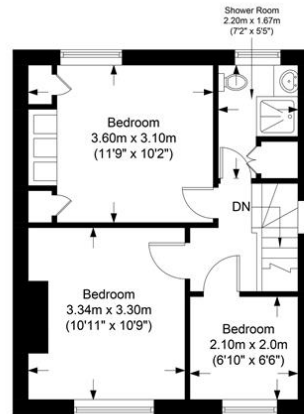
Forecourt - Brick paved and provides 2/3 additional parking spaces.



Approximate Gross Internal Floor Area : 91.92 sq m / 989.41 sq ft
Garden Measurement - (15.90m x 7.30m = 52'1" x 23'11")



Ground Floor



First Floor

Illustration purposes only. All measurements are approximate.