

Estate Agents and Property Consultants

www.charrisondavis.co.uk

£555,000



Frogmore Avenue UB4 8AP

An opportunity to own a much sought after extended 'Nash' built, 3 bedroom semi detached family home. Well presented and spacious rooms provide a storm porch, entrance hall, lounge, dining room, oak styled kitchen with a separate utility room & toilet, 3 double bedrooms, loft space suitable for conversion stpp and a modern bathroom with a corner bath and shower. Outside has a pretty 80' approx rear garden with a large workshop and a brick paved drive to the front. Frogmore Avenue is one of North Hayes most desirable locations walking distance to the favoured Hayes Park primary school, Kingshill shopping parade & transport links for Uxbridge, Northolt, Ealing, Southall, Heathrow & Hayes Town (Hayes & Harlington station with Cross Rail now open). Viewing highly recommended!



Accommodation

Extended 3 Double Bedroom Semi

'Nash' Built

GCH + DG Windows

Lounge + Dining Room

Kitchen + Utility Room/Toilet

Bathroom with Corner Bath & Shower

80' approx Rear Garden + Workshop

Brick Paved Drive-in

Entrance Hall - Carpeted stairs to first floor, radiator, understairs cupboard, laminate wood flooring.

Dining Room - Double glazed window to side aspect, double radiator, storage cupboard, laminate wood flooring.

Reverse View -

Lounge - Feature fireplace with contemporary styled electric fire inset, double glazed windows to front aspect, radiator, fitted carpet.

Kitchen - Range of oak styled wall, base & drawer units, stainless steel sink with mixer tap & tiled surround, plumbed for dishwasher, gas cooker point, double radiator, double glazed windows to rear aspect, double glazed door to garden.

Utility Room / Toilet - Wall & base units + work top space, sink unit, space for washing machine & tumble dryer, radiator, double glazed window to side aspect, door to toilet.

1st Floor/Landing - Access to loft space, double glazed window to side aspect, storage cupboard, fitted carpets through to all bedrooms.

Bedroom 1 - Fitted wardrobes to 1 wall, double glazed windows to front aspect, radiator.

Bedroom 2 - Double glazed windows to rear aspect, radiator.

Bedroom 3 - Double glazed windows to front aspect, radiator.

Bathroom - Modern suite comprising corner bath + tiled surround, electric shower & screen, hand made marble wash basin, low level wc, spotlights inset to ceiling, double radiator, double glazed windows to rear aspect.

Outside - 80' approx rear garden, paved patio to well tended lawn, water tap, side access gate, garden shed + large workshop with power & lighting









Reverse View -

Charrison Davis Estate Agents 254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ Telephone: 0208 573 9922 Email: sales@charrisondavis.co.uk Web: www.charrisondavis.co.uk Parking - Brick paved own drive-in to the front.









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Illustration purposes only. All measurements are approximate.

Energy Efficiency Rating					
Score	Energy rating			Current	Potential
92+	Α				
81-91	в				86 B
69-80	С				
55-68		D		-61 D	
39-54		E			
21-38			F		
1-20			G		