



## Forris Avenue UB3 2AS

Located in a much sought after residential road close to shops, public transport, Schools and also within 0.5 mile from Hayes & Harlington Station ( Crossrail ) is this well presented & extended semi det house comprising entrance hall, living room / dining room, extended kitchen / breakfast room, 3 good size bedrooms, family bathroom with separate wc, externally there's shared driveway to garage and large mature rear garden... VIEWING IS HIGHLY ADVISED

## Accommodation

a well presented & extended semi det h

3 good size bedrooms

living / dining room

extended kitchen / breakfast room

bathroom & separate wc

mature rear garden

garage via shared driveway

close to shops, bus routes & Schools



## Ground Floor

**entrance hall** - laminate flooring, radiator with cover, staircase to first floor with storage cupboard under & side aspect frosted double glazed window

**reverse view** -

**living room / dining room** - 24' 8" x 18' 2" (7.54m x 5.55m) front aspect double glazed window, radiators, fitted carpet, brick effect fireplace, built in storage cupboard & side aspect frosted double glazed window

**reverse view** -

**additional view** -

**kitchen / breakfast room** - 17' 4" x 11' 8" (5.3m x 3.56m) range of eye & base level units, one & half bowl sink unit with mixer tap & tiled splash back, built in oven & hob with extractor hood over, space & plumbing for washing machine & dishwasher, breakfast bar, tiled floor, inset lighting, space for American style fridge freezer, rear aspect double glazed window & door leading to rear garden

**reverse view** -

**additional view** -

**first floor landing** - fitted carpet, side aspect frosted double glazed window & access to loft

**bedroom 1** - 12' 10" x 10' 6" (3.93m x 3.21m) front aspect double glazed window, radiator & laminate flooring

**reverse view** -

**bedroom 2** - 11' 0" x 10' 6" (3.36m x 3.21m) rear aspect double glazed window, radiator & laminate flooring

**reverse view** -

**bedroom 3** - 9' 10" x 7' 0" (3m x 2.14m) front aspect double glazed window, radiator & fitted carpet

**bathroom** - 6' 11" x 5' 1" (2.13m x 1.56m) panel enclosed bath with shower attachment & mixer tap, shower screen, pedestal wash hand basin with mixer tap, part tiled walls,





radiator, vinyl flooring, built in storage cupboard & rear aspect frosted double glazed window

**additional view -**

**separate w.c. - 4' 2" x 2' 11" (1.29m x 0.9m)** low level wc, tiled floor & side aspect frosted double glazed window

**external -** front & rear gardens, laid to lawn with patio area, external tap, light & side gated pedestrian access

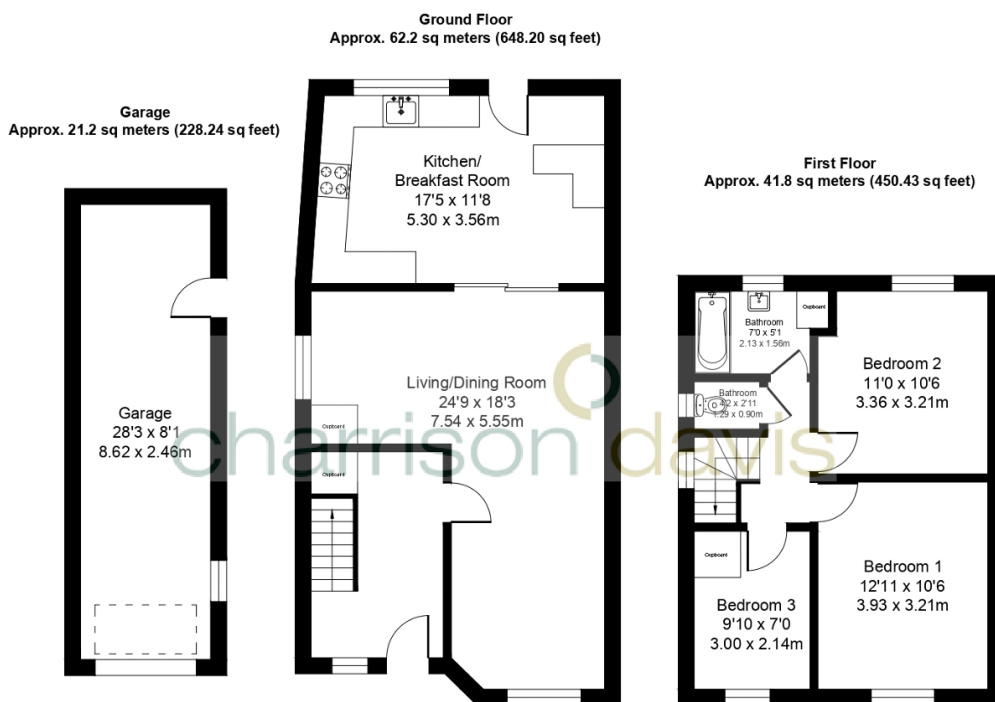
**reverse view -**

**garage - 28' 3" x 8' 0" (8.62m x 2.46m)** with both power & lighting via shared driveway









**Total Area Approx. 123.2 sq meters (1326.88 sq feet)**

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 53                      | 84        |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) <b>A</b>   |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|   | 45                      | 81        |
| England, Scotland & Wales                                       | EU Directive 2002/91/EC |           |