



Estate Agents and Property Consultants

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£475,000







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 utilty 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, radaitor.

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)



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

