



## 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

## Ground Floor

**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** -



**Parking** - Brick paved own drive-in to the front.



Approximate Gross Internal Floor Area : 94.95 sq m / 1022.03 sq ft  
 Outbuilding Measurement - (6.20m x 3.0m = 20'4" x 9'10")  
 Garden Measurement - (18.50m x 4.50m = 60'8" x 14'9")



Ground Floor

First Floor

Illustration purposes only. All measurements are approximate.

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