







- Three bedroom semi detached family home
- A Type Nash built
- Spacious accommodation
- Potential for loft conversion

# 59 Goshawk Gardens, Hayes, Middlesex, UB4 8LB

Andrews Residential are delighted to present to the market this three-bedroom A Type Nash. The property offers spacious accommodation over two floors and gives the new owner a blank canvass to extend and modernise. Situated in a quiet residential location close to Kingshill Avenue internal viewings are strongly recommended to avoid disappointment.

Guide Price £550,000







# **Property Description**

#### **PROPERTY**

The accommodation briefly comprises of entrance hall, downstairs W. C, 12ft dining room, 17ft reception room, 10ft utility room and 9ft kitchen. To the first floor there is a 12ft master bedroom, 11ft second bedroom, 9ft third bedroom and a shower room. This larger style family home offers scope to improve and further extend subject to the usual consent.

### **OUTSIDE**

To the rear of the property is a good-sized garden with decking area and pond. There is pathway giving access to the garage and green house. To the front of the property is a shingled driveway providing off street parking for two vehicles and a shared driveway giving access to the garage.

#### LOCATION

Goshawk Gardens is a popular residential road close to a great selection of local shops, the location offers easy access to good transport links and the M4/M40/M4/M25 motorways. There is also a vast array of highly regarded primary and secondary schools close by.

### **TENURE**

Freehold sale London Borough of Hillingdon Council tax band D EPC rating



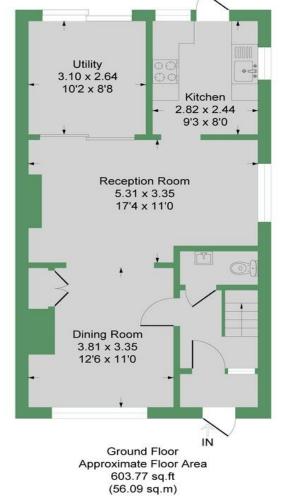


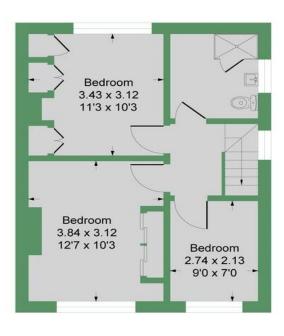




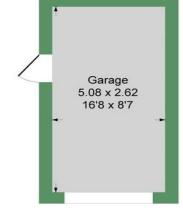
## Goshawk Gardens UB4

Approximate Gross Internal Floor Area = 108.2 sq m / 1165 sq ft





First Floor Approximate Floor Area 418.00 sq.ft (38.83 sq.m)



Garage Approximate Floor Area 143.05 sq.ft

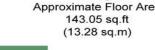




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