



**Marvell Avenue, Hayes, UB4 0QR  
Offers In Excess Of £490,000**

A well presented three bedroom extended semi-detached family home situated in this popular residential location with easy access to Yeading Lane, Uxbridge Road, all local shops, restaurants, popular schools and bus routes to Hayes Town, Uxbridge, Southall, Hayes and Harlington Station and Cross Rail (when ready). The accommodation comprises, on the ground floor a through lounge/diner with a feature coal effect fire, extended and fitted kitchen, shower room and w/c, utility room and double glazed conservatory, on the first floor three bedrooms and family bathroom suite. Outside a driveway with off street parking for at least two cars and rear garden. Internal viewing is strongly recommended, call now for more details.

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Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

### Entrance Hallway

Stairs to first floor landing, door to...

### Through Lounge/Diner



Front aspect double glazed window, radiator, feature coal effect fire with mantle, through to...

### Dining Room



Radiator, understairs storage, cupboard, door to...

### Extended Kitchen



Single drainer stainless steel sink unit with mixer taps and cupboard below, further wall and floor mounted units, built-in hob and extractor hood above, built-in oven, space for dishwasher, space for American fridge/freezer, tiled walls and flooring, power point, double glazed window, door to...

### Utility Room

Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall mounted units, tiled flooring, double glazed window and door to...

### Shower Room



Tiled enclosed shower cubicle, low level w/c, wash hand basin with vanity unit below, tiled walls and flooring, side aspect double glazed window.

### Conservatory

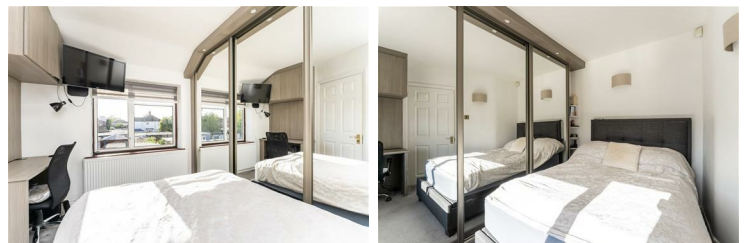


Double glazed windows and door to garden, tiled flooring, wall lights, power point.

### First Floor Landing

Access to loft space and doors to rooms.

### Bedroom One



Rear aspect double glazed window, radiator, built-in wardrobes with mirror fronted sliding doors.

### Bedroom Two



Front aspect double glazed window, radiator, built-in wardrobe, built-in desk.

### Bedroom Three



Front aspect double glazed window, radiator, built-in wardrobes, wall mounted cupboards over bed recess.

### Bathroom



White suite comprising enclosed bath with mixer tap and shower attachment, low level w/c, wash hand basin with vanity unit below, tiled walls, side aspect double glazed window.

### Outside

### Rear Garden



Paved Patio area, rest mainly laid to lawn area, further concrete area, side access.

### Detached Garage

Located at the back of the rear garden.

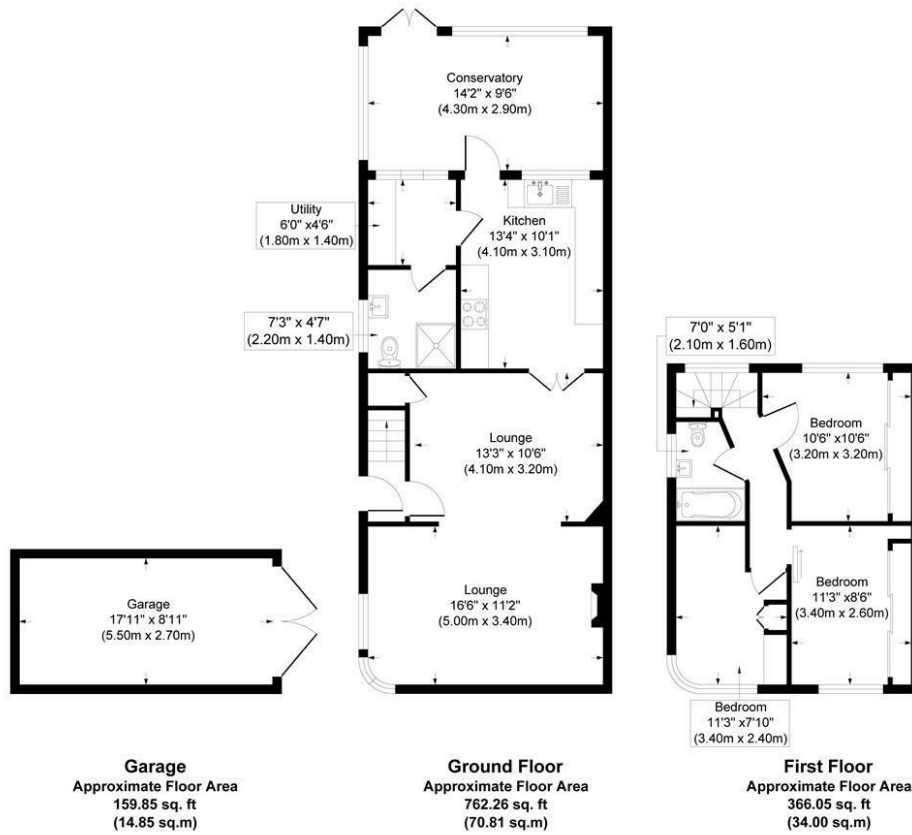
### Front



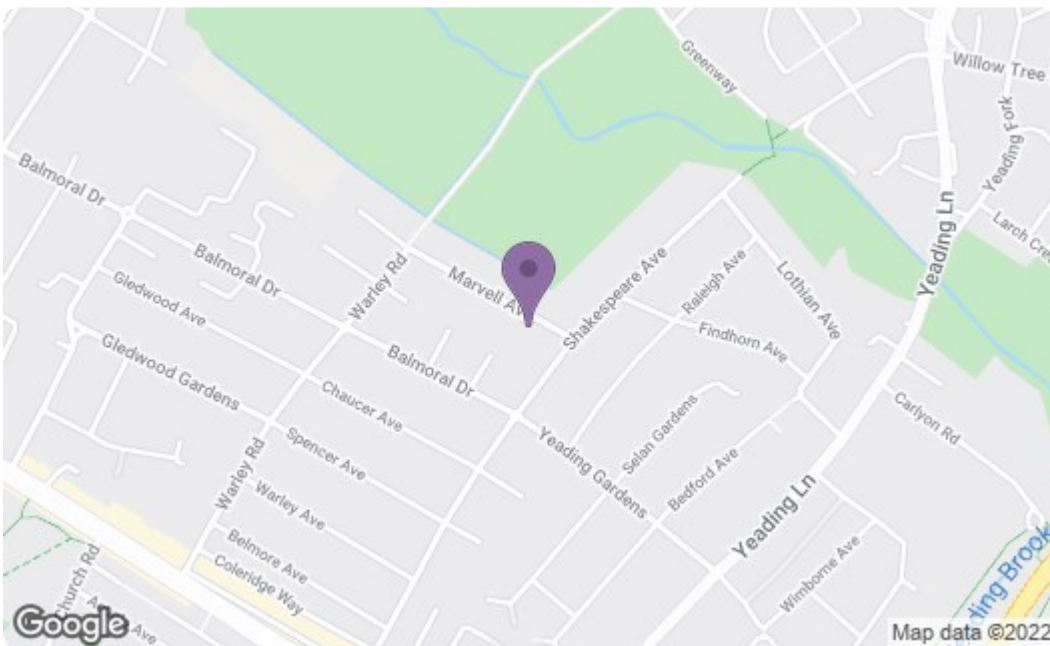
Driveway with off street parking for at least two cars.



### Marvell Avenue Hayes UB4 0QR



Approx. Gross Internal Floor Area 1288 sq. ft / 119.67 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale  
Produced by Instagram: RJORA.PHOTOGRAPHY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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