



### 3 bed semi-detached house to buy in UB4

Frogmore Avenue, Hayes, UB4 8AR

**£415,000** Starting Bid

 x 3  x 1  x 1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Situated in a popular residential
- ✓ Close to Kingshill Parade
- ✓ Excellent transport links
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

We present this three-bedroom semi-detached property on Frogmore Avenue, UB4, offering excellent investment potential and a fantastic opportunity to add value.

The property comprises two spacious reception rooms, a kitchen, three well-proportioned bedrooms, and a family bathroom. Externally, the home benefits from a private rear garden and a driveway providing off-street parking for up to two cars.

In need of modernisation throughout, this property is ideal for investors seeking a rewarding project in a well-connected residential location. Conveniently situated close to local amenities, reputable schools, and excellent transport links, the property is also within easy reach of Kingshill Parade and its range of local shops, supermarkets, cafés, and everyday conveniences.

Frogmore Avenue is well positioned for access to surrounding areas including Hayes, Southall, and Uxbridge, making it a desirable location with strong long-term potential. This is a rare opportunity to acquire a property with significant scope for improvement in a sought-after UB4 location.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £415,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

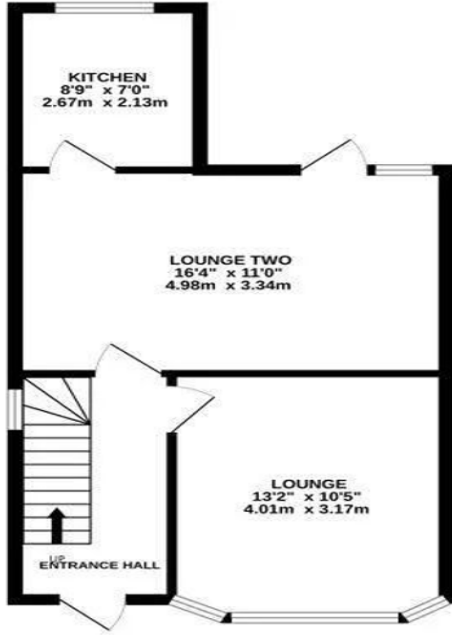
Water: Direct mains water

Water meter: Yes

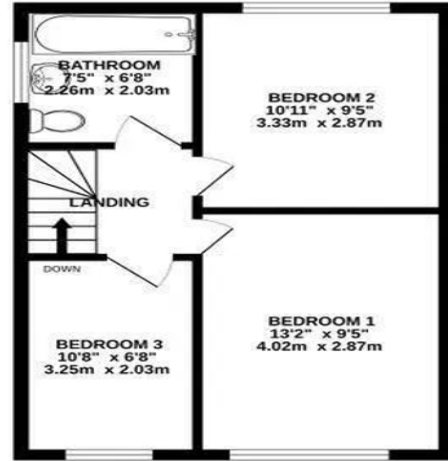
Sewerage: Standard UK domestic

Air conditioning: No

GROUND FLOOR  
448 sq. ft. (41.6 sq.m.) approx.



1ST FLOOR  
388 sq. ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA - 835 sq. ft. (77.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		78
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Frogmore Avenue, Hayes, UB4 8AR

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