



Black Rod Close, Hayes, UB3 4QJ

Offers Over £435,000

A three bedroom mid terraced house situated in this popular location just off Nestles Avenue with easy access to local shops and transport links. The accommodation comprises, on the ground floor, lounge, separate dining room, kitchen, cloakroom, on the first floor three bedrooms and family bathroom. Outside a front and rear garden and garage in a nearby block. Offered for sale with no onward chain!

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

Enclosed Entrance Porch

Double glazed windows and door to...

Entrance Hallway

Power point, stairs to first floor and doors to rooms.

Cloakroom

Low level w/c, wash hand basin

Lounge

Front aspect double glazed window, power point.

Kitchen

Single drainer stainless steel sink unit with cupboard below, further floor and wall mounted units, space for cooker, double glazed window, cupboard housing warm air boiler system, through to...

Dining Area

Double glazed sliding patio door to garden.

First Floor Landing

Doors to rooms, access to loft, airing cupboard housing cylinder tank.

Bedroom One

Front aspect double glazed window.

Bedroom Two

Rear aspect double glazed window.

Bedroom Three

Front aspect double glazed window, built in wardrobe.

Bathroom

White suite comprising enclosed bath, wash hand basin, low level w/c, double glazed window.

Outside**Rear Garden**

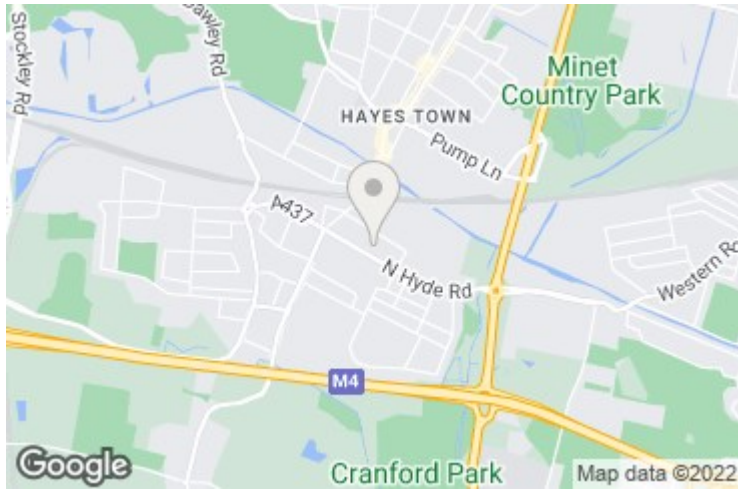
Paved patio area, rest laid to lawn, brick built storage shed.

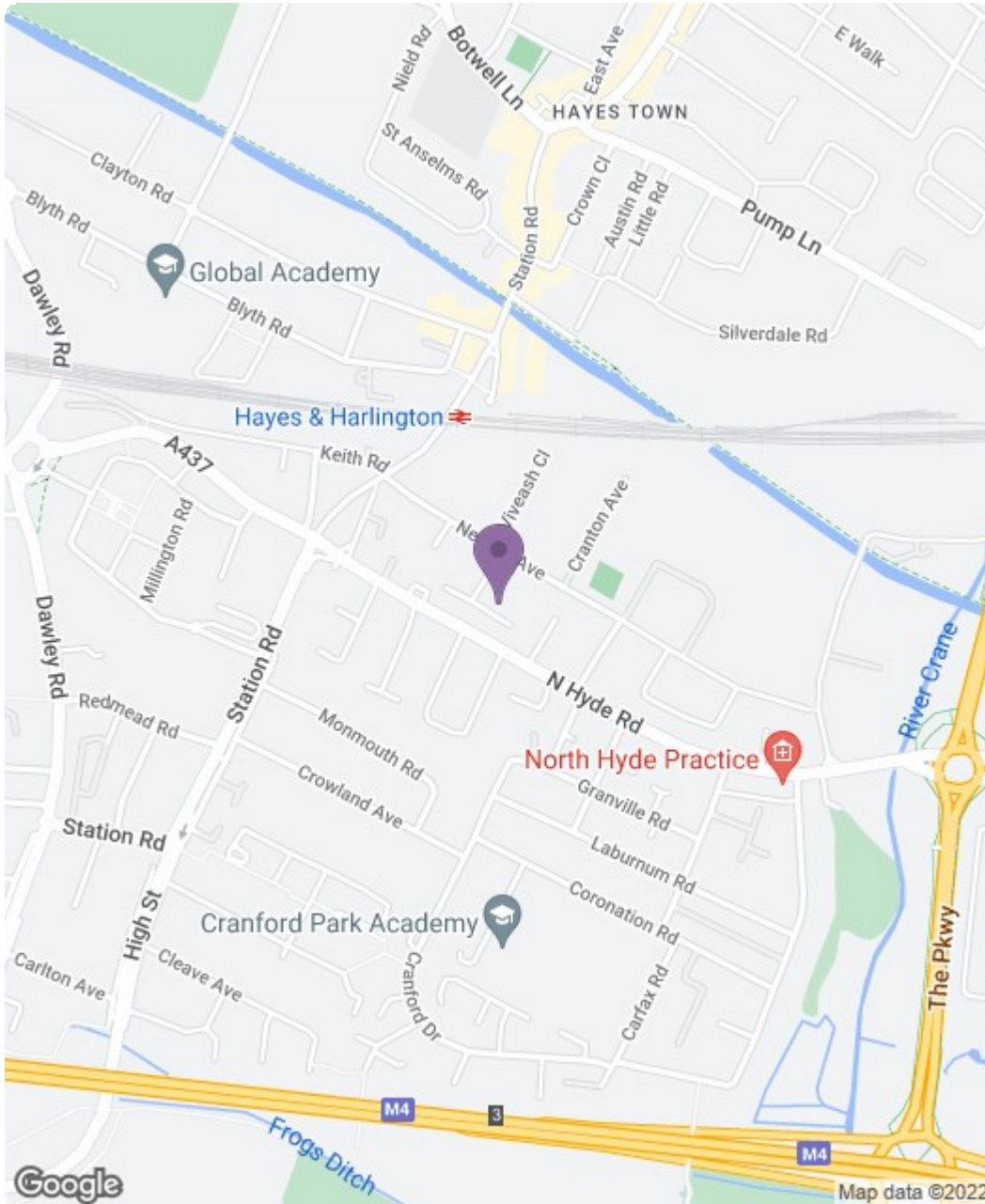
Front



Paved patio area.

Garage

In nearby block.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		84
	(69-80) C		
	(55-68) D	60	
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

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