



### **Black Rod Close, Hayes, Middlesex, UB3 4QJ**

#### **NO ONWARD CHAIN!**

Situated in a popular residential avenue just a short walk into Hayes Town shopping centre and Hayes & Harlington Elizabeth line station (Paddington within 20 minutes). This spacious 3/4 bedroom extended semi detached house has an entrance hall, front aspect lounge (used as a 4th bedroom) downstairs shower room and separate toilet, modern fitted kitchen and an extended rear aspect 25' family/dining room. Upstairs has 3 bedrooms and a modern bathroom. Outside has 50' approx rear garden with a paved patio, lawn and a 22' detached brick storage building. To the front is off street parking for 1 car with potential to create another space stpp.

**EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT!**

**Guide Price £540,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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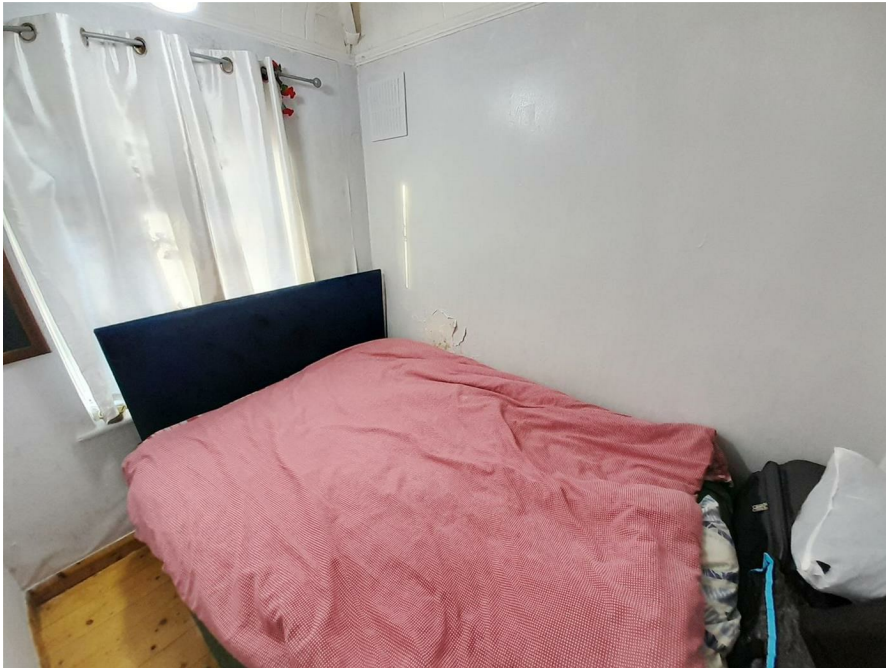
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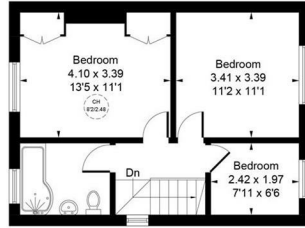
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Approximate Gross Internal Area = 103.31 sq m / 1112 sq ft  
 Outbuilding = 12.82 sq m / 138 sq ft  
 Total = 116.13 sq m / 1250 sq ft

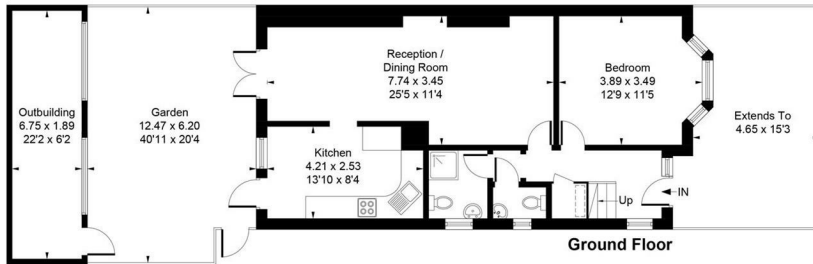


CH = Ceiling Height

Reduced headroom below 1.5m / 5'0"



First Floor




Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 purchase.

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## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>42</p>	<p>71</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



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