



## Stratford Road, Hayes, UB4 9EW

A spacious end terrace house offered for sale with no onward chain and having the potential for both a side and rear extension (stp) Accommodation comprises entrance hall with fitted storage cupboard, reception room, fitted kitchen / breakfast room, 2 large double bedrooms, family bathroom and useful loft room which can be used as an occasional bedroom. Externally there's off street parking for several vehicles to the front, area of lawned garden and good size rear garden with large patio area and brick built storage shed...VIEWING IS HIGLY RECOMMENDED.

Located on a popular residential road situated just off Kingshill Avenue. Local shops are within walking distance as are open playing fields with children's play ground. There are several bus routes on nearby Kingshill Ave which routes direct to Northolt underground station (central line station), Hayes & Harlington underground station ( Elizabeth Line). The property is also within catchment area of St Raphael's primary school.

**Offers In Excess Of £400,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

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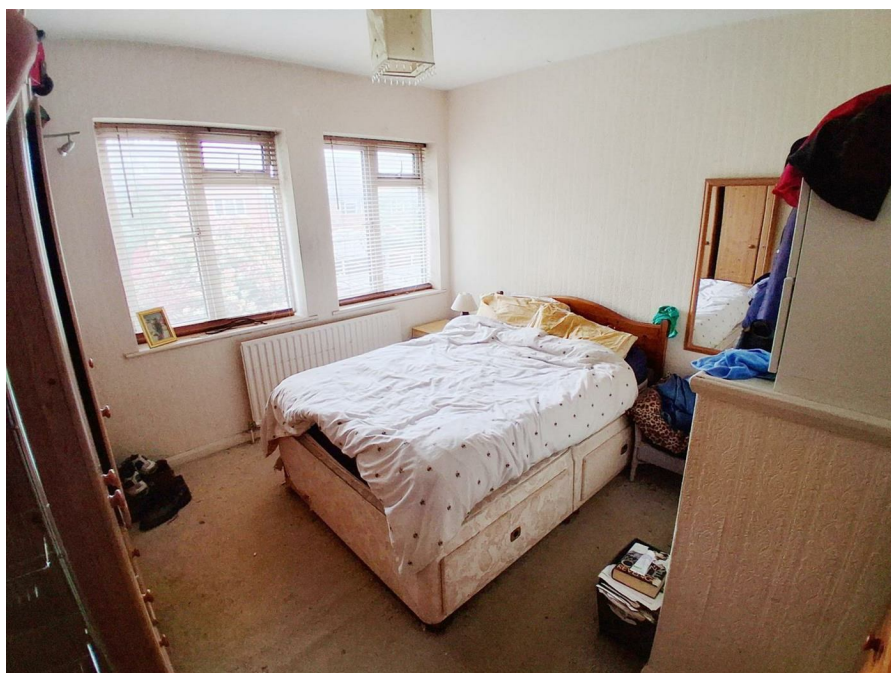
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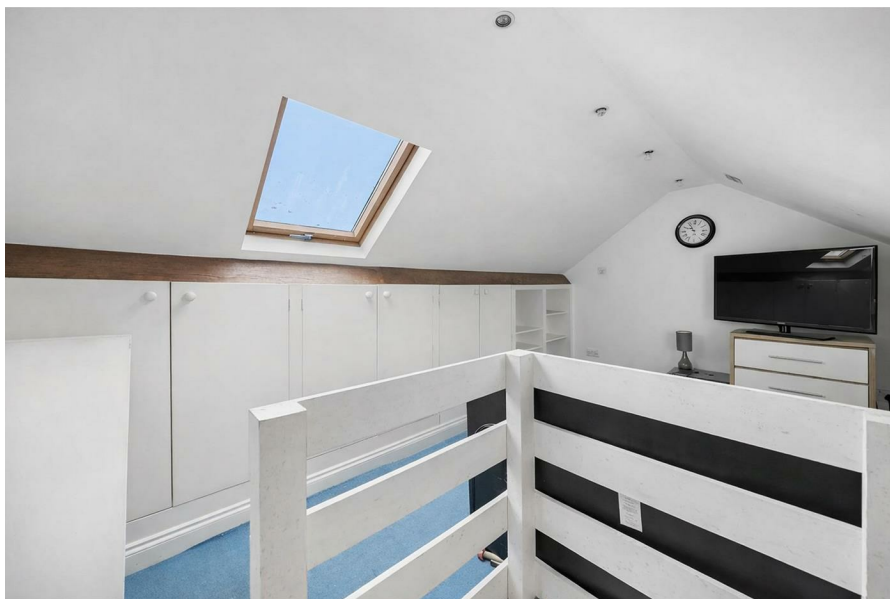
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Approximate Gross Internal Area = 70.64 sq m / 760 sq ft  
 Loft (Excluding Eaves) = 14.33 sq m / 154 sq ft  
 Outbuilding = 6.86 sq m / 74 sq ft  
 Total = 91.83 sq m / 988 sq ft



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>71</p>	<p>80</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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