



## Rose Park Close, Hayes, UB4 9AT

THIS IS A SPACIOUS AND RECENTLY RE-DECORATED AND RE-CARPETED 3 BEDROOM EXTENDED TOWNHOUSE WITH LARGE ROOMS ARRANGED OVER 3 FLOORS INCLUDING A MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, 4 TOILETS AND 2 RECEPTIONS.

The ground floor has an integral garage which can be converted into addition living space stpp, toilet, modern fitted kitchen and a double glazed conservatory/dining room to the rear. The first floor has a good sized lounge, toilet and a double bedroom. The 2nd floor has a master bedroom with en-suite shower room/toilet, single bedroom, separate shower room/toilet and access to the loft space.

Outside has a south facing lawned rear garden with a patio area and to the front is your own drive for 2 cars.

Rose Park Close is a small and modern built residential cul-de-sac located just off Yeading Lane convenient for local shops, a choice schools, direct bus service to Hayes Elizabeth Line Station and access to the Hayes-by-Pass for the A40 London, Southall Broadway, Heathrow and the M4 London.

**Offers In Excess Of £545,000**

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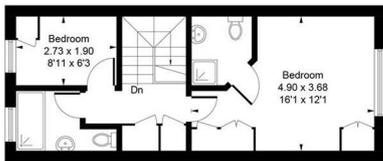
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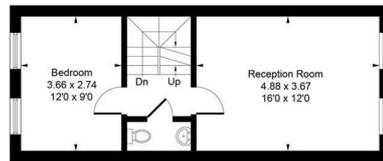
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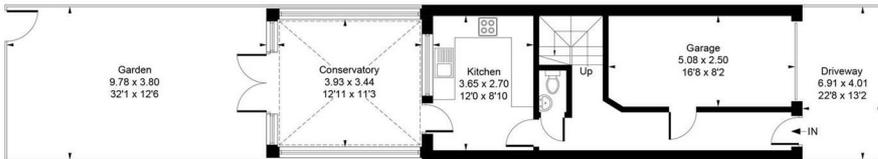
Approximate Gross Internal Area = 124.38 sq m / 1339 sq ft  
(Including Garage)



Second Floor



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>71</p>	<p>80</p>

**England & Wales**

EU Directive  
2002/91/EC



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