



## Nield Road, Hayes, UB3 1SF

NO ONWARD CHAIN AND AVAILABLE WITH IMMEDIATE VACANT POSSESSION WE OFFER FOR SALE THIS 3 BEDROOM TERRACED HOUSE WITH 2 RECEPTION ROOMS AND A GARGAGE VIA REAR ACCESS.

LOCATED JUST A FEW HUNDRED YARDS FROM HAYES TOWN CENTRE, CLOSE TO HEATHROW AIRPORT AND HAYES AND HARLINGTON ELIZABETH LINE STATION (PADDINGTON WITHIN 20 MINUTES).

The property has plenty of potential to extend to the rear and into the loft space stpp and would make an ideal first time purchase or rental investment.

With gas central heating, double glazed windows and new carpets the living space currently provides an entrance hall, lounge, separate dining room and kitchen. Upstairs has 3 bedrooms, a bathroom + electric shower and loft space. Outside has a 70' approx rear garden with a detached garage approached via a shared drive to the rear, the front garden could be converted into 2 parking spaces stpp.

Situated on a sought-after residential road.

**£525,000**

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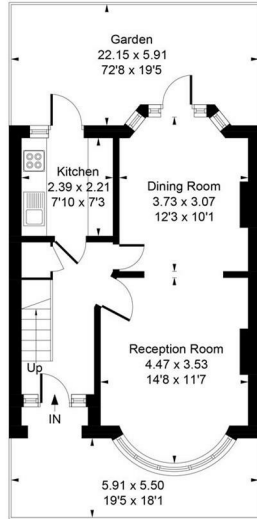


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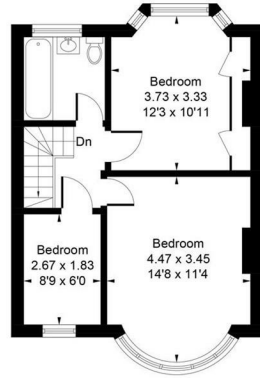


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Approximate Gross Internal Area  
79.62 sq m / 857 sq ft



Ground Floor



First 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>77</p>	<p>88</p>

**England & Wales**

EU Directive  
2002/91/EC



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