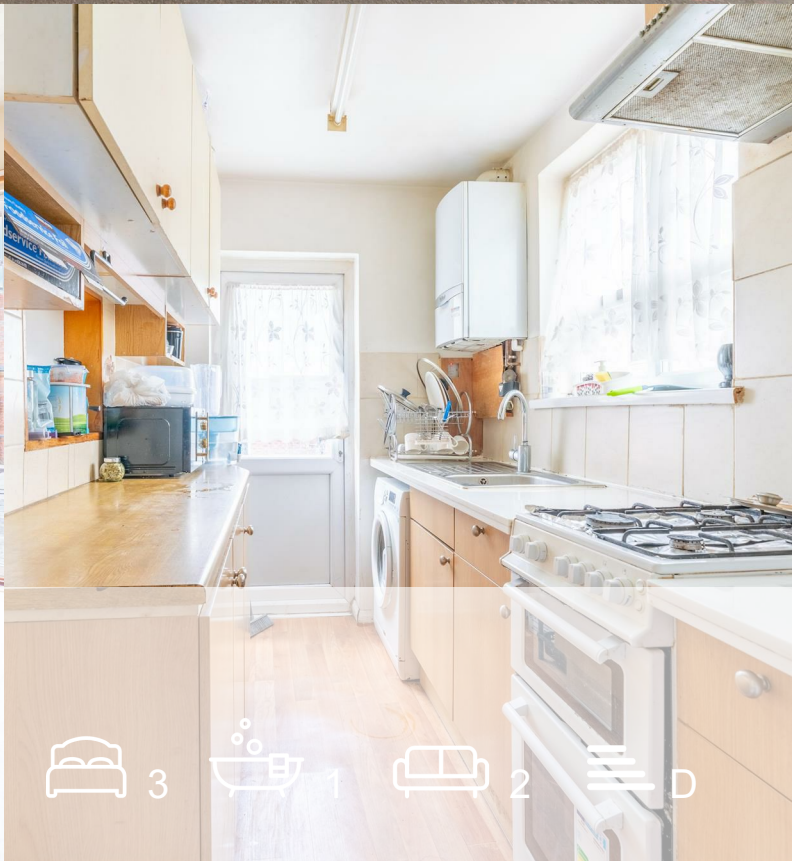




# MOVE INN ESTATES

MAKING THE RIGHT MOVE



**Black Rod Close**

, Hayes, UB3 4QJ

Price Guide £565,000



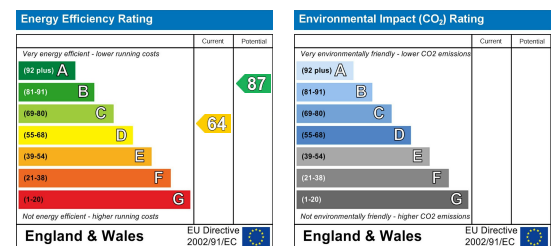
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Move Inn Estates - Sales Office on 0208 574 4966 if you wish to arrange a viewing appointment for this property or require further information.

- Chain Free
- Semi-detached
- Close to Hayes & Harlington Station
- Three Bedrooms
- Potential to extend (STPP)
- Driveway



**CHAIN FREE!** Nestled in a peaceful cul-de-sac in the heart of Hayes, this generously proportioned three-bedroom family home offers versatile living space across two well-designed floors, with the added benefit of a detached annexe room — ideal for use as a home office, studio, or entertaining space.

The ground floor features two welcoming living areas, a separate reception room, a bright kitchen, and a functional layout perfect for families or entertaining guests. Upstairs, the property comprises three well-sized bedrooms and a modern bathroom, providing comfortable accommodation for a growing household.

To the rear, a spacious garden includes a large detached garden room, offering fantastic flexibility for work or leisure.

A 4-metre rear extension was approved in 2003, similar to the neighbouring property. The plans are still valid and only require a renewal fee — there's no need to resubmit drawings or reapply.

Located in a popular residential area, Black Rod Close is well-positioned for excellent transport links, including Hayes & Harlington Station (now with Elizabeth Line access), offering direct routes to Central London and Heathrow. The property is also close to a range of local amenities, schools, and green open spaces, making it an ideal choice for families and commuters alike. This property is offered with no onward chain and represents a great opportunity to secure a home in a well-connected and up-and-coming area.

Early viewings are highly recommended — contact us today to arrange an appointment.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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