

**3 Bed Detached**

**Guide Price  
£500,000**



## **Rodmell Close UB4 9RS**

**SOLD BY CHARRISON DAVIS / SIMILAR PROPERTIES**

**REQUIRED:** A deceptively spacious 3 bedroom link detached house situated in a popular residential location within walking distance of shopping facilities and bus routes to Uxbridge, Hayes Town centre and Hayes mainline station to Paddington (Crossrail due 2022).

This larger than average property features a extended through lounge, dining area, modern fitted kitchen, downstairs W.C, 3 bedrooms, en suite to master bedroom and immaculate bathroom.

The property also benefits from gas central heating, doubled glazed windows and private rear garden.

Viewing Highly Recommended.

## **Accommodation**

**3 Bedrooms**

**Extended Link Detached  
House**

**Double Glazing & Gas  
Central Heating**

**Modern Fitted Kitchen**

**3 Bathrooms**

**Off Street Parking**

**Garage**

**EPC Rating C / Freehold**



## Ground Floor

**Entrance Hall** - Wooden flooring and radiator.

**Downstairs W.C** - Tiled flooring and radiator. Wall mounted hand basin, low level W.C. and tiled walls and splashbacks. Frosted double glazed window.

**Kitchen** - 8' 10" x 8' 4" (2.7m x 2.55m) Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, gas hob, extractor fan hood, space for fridge/freezer, wall mounted boiler, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window to aspect

**Lounge** - 24' 7" x 15' 7" (7.5m x 4.75m) Oak wooden flooring, x 2 radiator and side aspect double glazed window and bi folding doors to garden.



## First Floor

**First Floor Landing** - Fitted carpet and access to loft.

**Bedroom 1** - 12' 7" x 8' 10" (3.85m x 2.7m) Fitted carpet, radiator and double glazed window.

**En Suite Shower Room** - Tiled flooring and radiator. Shower cubicle with shower, integrated sink and include a low level W.C. and tiled walls and splashbacks.

**Bedroom 2** - 9' 2" x 9' 0" (2.8m x 2.75m) Fitted carpet, radiator and double glazed window.

**Bedroom 3** - 9' 10" x 6' 4" (3m x 1.95m) Fitted carpet, radiator and double glazed window.

**Bathroom** - Tiled flooring and radiator. Three-piece bathroom suite to include a panel enclosed bath, glass hand basin unit, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.



## Exterior

**Outside** - Off street parking and access to own garage.

**Tenure** - Freehold.

**Garage** - Large garage with access internally.



**About Hayes** - Hayes is a town in west London. Historically in Middlesex, Hayes became part of the London Borough of Hillingdon in 1965. Hayes has an abundance of retail parks, shopping centres and a modern leisure centre with swimming pool completed in 2010. Stockley Business Park and Championship Golf course, set in 240 acres of rolling countryside, border Hayes to the west.

Hayes adjoins Harlington which borders London Heathrow Airport to the south and shares a railway station with the smaller district on the Great Western mainline to Paddington. The Crossrail project linking Hayes and Harlington station to Canary Wharf is due to complete in 2022. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

The Uxbridge Road runs directly through the centre of Hayes to Shepherds Bush and the town offers other excellent transport links with the M4/M25 motorway networks being linked via the Hayes-By-Pass to the A40(M) into Central London and M40 to Birmingham.

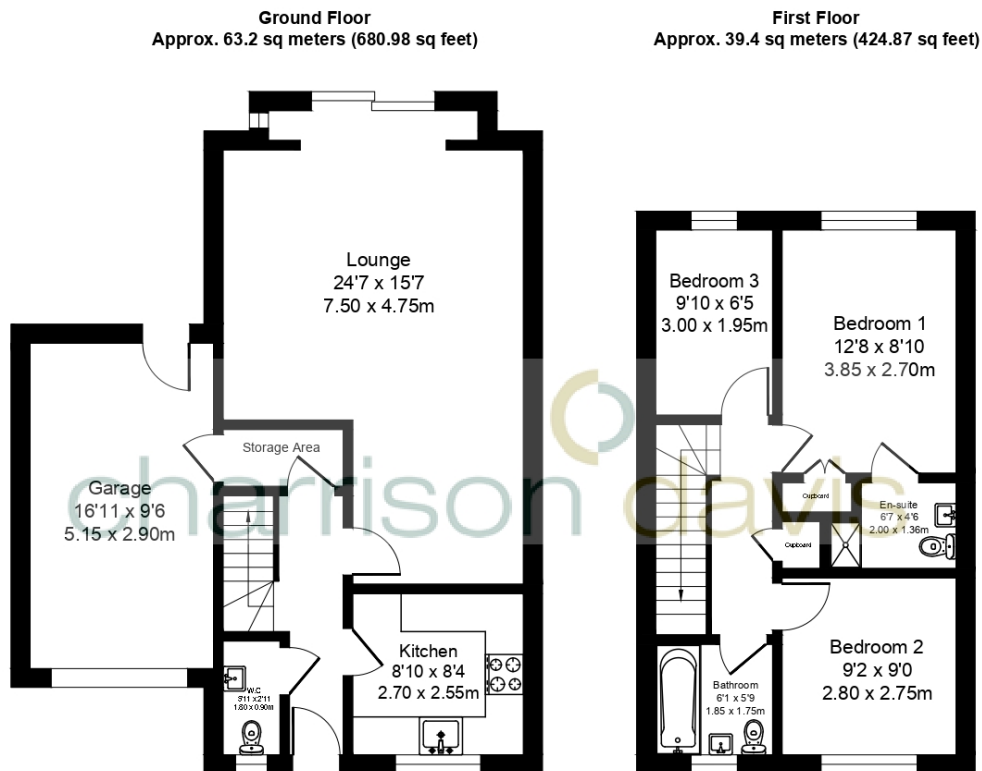
Hayes has a long history. The area appears in the Domesday Book of 1086.

Landmarks in the area include the Grade II listed Parish Church, St Mary's - the central portion of the church survives from the twelfth century and it remains in use (the church dates back to 830 A.D.)- and Barra Hall, a Grade II listed manor house. The town's oldest public house - the Adam and Eve, on the Uxbridge Road - though not the original seventeenth-century structure, has remained on the same site since 1665.









**Total Area Approx. 102.7sq meters (1105.86 sq feet)**

Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			
69-80	C			
55-68	D			
39-54	E			
21-38	F			
1-20	G			
		70   C	84   B	