



## Queens Road UB3 2RY

An impressive & spacious 3 bedroom semi detached house with potential to extend to the side, rear and into the loft (stpp). Situated in a sought after residential location, near to Hayes Conservation Area, the 'Beck' Theatre, 'Rosedale Park' & 'Barra Hall Park'.

The property is well presented throughout and the accommodation comprises of an entrance hall, downstairs toilet, lounge, kitchen/dining room, upstairs has 3 good sized bedrooms and a modern bathroom, outside has a 60' approx rear garden with a large paved patio & well tended lawn with additional side space and forecourt parking 2/3 cars.

**NO UPPER CHAIN!**

Centrally located for both the Uxbridge Road & Hayes Town (Hayes & Harlington Station / Cross Rail anticipated 2022/2023)

Your earliest viewing is strongly recommended!

## Accommodation

Spacious 3 Bedroom Semi

Excellent Extension  
Potential stppp

Downstairs Toilet

Well Tended 60' Garden

Side Space

Forecourt Parking

**NO UPPER CHAIN!**

Great Location

## Ground Floor

**Entrance Hall** - Radiator, carpeted stairs to landing.

**Lounge** - 20' 0" x 10' 7" (6.1m x 3.25m) Double glazed bay window to front, radiator.

**Reverse View** -

**Downstairs Toilet** - Low level wc, hand wash basin, tiled walls, double glazed window to side.

**Kitchen/Dining Room** - 20' 0" x 10' 7" (6.1m x 3.25m) Kitchen Area- range of fitted wall, base & drawer units, stainless steel sink unit with mixer tap & tiled surround, fitted electric oven + ceramic hob & stainless steel extractor hood, space for washing machine, fitted dishwasher, double glazed windows to rear.

Dining Area- radiator, double glazed patio doors.

**Reverse View** -

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**1st Floor/Landing** - Double glazed windows to side, access to loft space with loft ladder.

**Bedroom 1** - 12' 9" x 10' 9" (3.9m x 3.3m) Fitted wardrobes to 1 wall, radiator, double glazed windows to rear.

**Bedroom 2** - 11' 11" x 11' 7" (3.65m x 3.55m) Fitted wardrobes & cupboard's, radiator, double glazed windows to front.

**Bedroom 3** - 7' 6" x 7' 2" (2.3m x 2.2m) Radiator, double glazed windows to front.

**Bathroom** - White suite comprising panelled bath + electric shower and tiled walls, hand wash basin, low level wc, heated towel rail, cupboard housing combi type boiler, double gazed windows to rear.

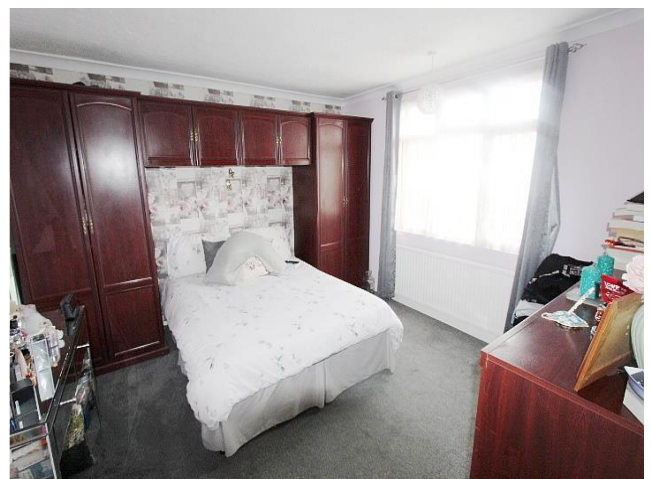
**Outside** - 60' approx rear garden. Large paved patio to well tended lawn, 2 garden sheds, side access gate and side space + forecourt parking for 2/3 cars.

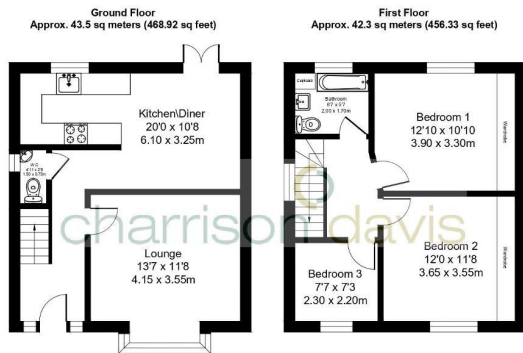




Reverse View -

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		





Total Area Approx. 85.9 sq meters (925.26 sq feet)