



Nield Road UB3 1SH

3 BEDROOMS / GREAT LOCATION: This 3 bedroom semi detached house is situated in a popular residential location convenient for Hayes & Harlington mainline station to Paddington (Crossrail due 2022), bus routes to London Heathrow Airport and Hayes Town, local health centre and schools. The M4/M25 motorway network is only a short drive away.

This family home features reception room, dining room, fitted kitchen, conservatory, 3 bedrooms, separate W.C and bathroom.

Other benefits include double glazing, gas central heating, private rear garden, garage door to side space and off street parking.

Accommodation

3 Bedrooms

Extended Semi Detached
House

2 Reception Rooms

Gas Central Heating /
Double Glazing

Fitted Kitchen

Conservatory

No Upper Chain

Off Street Parking

Ground Floor

Entrance Hall - Fitted carpet, radiator and under stair cupboard.

Downstairs W.C - Low level W.C and hand basin.

Reception Room - 13' 8" x 11' 1" (4.2m x 3.4m) Fitted carpet, feature fireplace, radiator and double glazed bay window.

Dining Room - 14' 1" x 10' 5" (4.3m x 3.2m) Fitted carpet, radiator and rear aspect bay double glazed window and door leading to garden.

Kitchen - 8' 6" x 7' 10" (2.6m x 2.4m) Tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed side and rear window to aspect and double glazed window.

Conservatory - 7' 10" x 10' 2" (2.4m x 3.1m) Laminate flooring and double glazed windows and doors leading to garden.



First Floor

First Floor Landing - Side aspect double glazed window and fitted carpet.

Bedroom 1 - 14' 5" x 9' 10" (4.4m x 3m) Fitted carpet, radiator and front aspect double glazed bay window.

Bedroom 2 - 13' 5" x 9' 6" (4.1m x 2.9m) Fitted carpet, radiator and rear aspect double glazed bay window.

Bedroom 3 - 7' 2" x 6' 6" (2.2m x 2m) Fitted carpet, radiator and front aspect double glazed window.

Separate W.C - Vinyl flooring, side aspect double glazed window, low level W.C and wall mounted hand basin.

Bathroom - Vinyl flooring and radiator. Bathroom suite to include a panel enclosed bath, Wall mounted hand basin and part tiled walls and splashbacks. Frosted side aspect double glazed window.

Exterior

Outside - Off street parking to the front and private rear garden with patio area and laid to lawn.

Tenure - Freehold.

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.

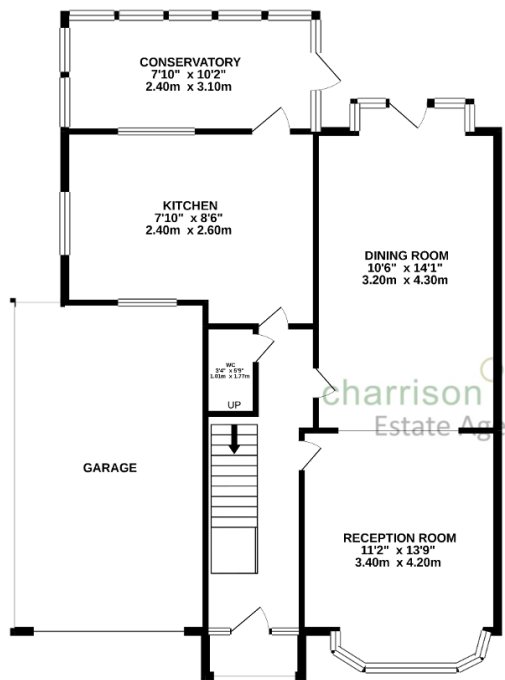
Hayes has a long history. The area appears in the Domesday Book of 1086.

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.

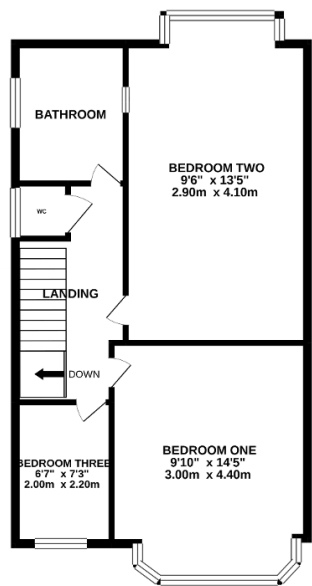




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		