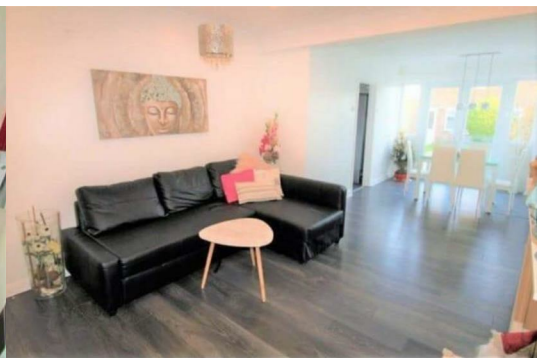




## 6 Black Rod Close

, Hayes, UB3 4QJ

Price £600,000



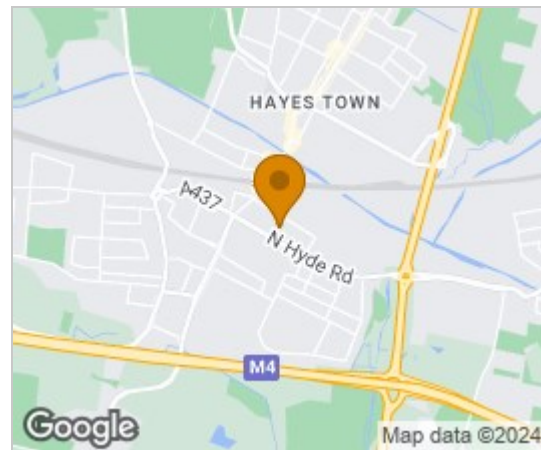
Homekey Sales & Lettings is delighted to present a captivating 3-bedroom home now available for sale. This freehold property boasts an array of appealing features, including an enchanting garden, comprehensive double glazing, and a modern oven/hob setup. It's equipped with efficient gas central heating powered by a combi boiler, ensuring a warm and inviting atmosphere throughout the house. The spacious double bedrooms offer ample space for relaxation and rest.

Strategically situated, the property is conveniently close to Hayes Station and the vibrant Hayes Shopping Centre, making it an ideal location for both convenience and lifestyle. The house's interior is as charming as its location, featuring a cozy lounge area, a well-equipped kitchen, two generously sized double bedrooms, and a snug single bedroom. Additionally, there's a full family bathroom that caters to all your needs.

One of the highlights of this home is its inviting rear garden, which offers a tranquil escape from the hustle and bustle of daily life. Furthermore, the driveway provides parking for two vehicles, adding to the convenience this home offers.

This property is not just a home; it's an opportunity for a comfortable and convenient lifestyle, making it perfect for families and investors alike. With its blend of comfort, location, and amenities, it promises to be a delightful living space for anyone lucky enough to call it home.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.