

Hoppner Road  
Hayes  
Middlesex  
UB4 8PY

*'A Well Cared For Family  
Home'*

RWHITLEY  
Est. 1938 & CO

# Guide Price £420,000



- Semi-Detached House
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Living/Dining Room
- Fitted Kitchen
- First Floor Bathroom
- Well Tended Rear Garden

## DESCRIPTION

Situated in sought after 'Hoppner Road' which is within easy reach of The Uxbridge Road. This three bedroom end of terraced house has been well cared for over the years and offers good sized accommodation ideal for family living. The accommodation comprises an inviting entrance hall, spacious dual aspect through reception room with living and dining area, kitchen fitted with a comprehensive range of wall and floor cupboard units, three good sized bedrooms (two doubles and one single) and a bathroom with classic white suite.

## OUTSIDE

Front: Designed for easy maintenance with hard standing surface. Ornamental iron gate to side access with tarmacadam surface.

Rear: Crazy paved surface with step up to crazy paved pathway with artificial grass either side. Lawn with planting border and established conifer hedge providing privacy. Timber garden shed.

## LOCATION

London Heathrow Airport, the motorway network, Stockley Business Park, Hillingdon Hospital and the town centre of Hayes and

Uxbridge are all within easy motoring distance.

## HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in factory lagged hot water cylinder.

## WINDOWS

White double glazed sealed unit leaded light effect windows.

## COUNCIL TAX BAND

We understand that the current council tax band is D.

## SERVICES

Mains gas, electricity, water and drainage.

## TENURE

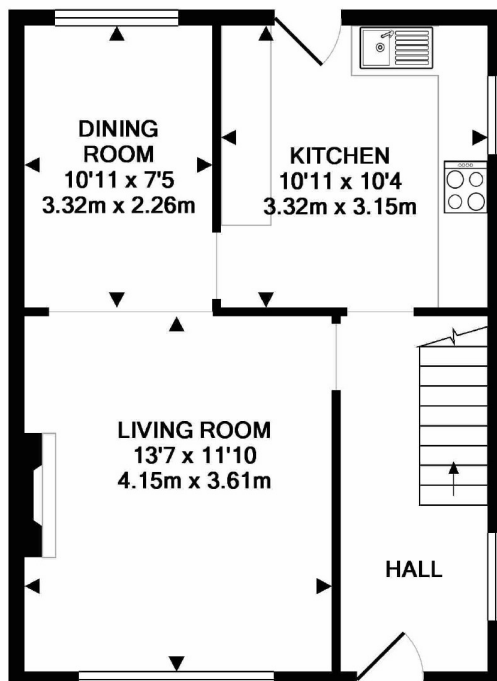
Freehold.

## VIEWINGS

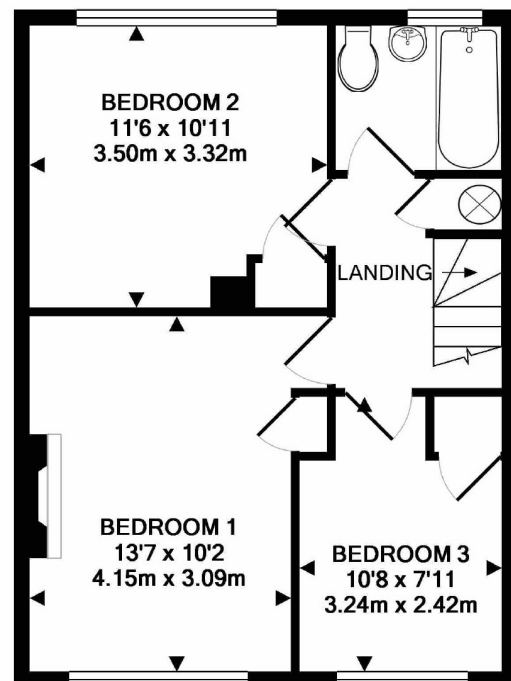
Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR  
APPROX. FLOOR  
AREA 435 SQ.FT.  
(40.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 441 SQ.FT.  
(41.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 876 SQ.FT. (81.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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