



## South Walk, Hayes, London, UB3 2RE

- Charming Two Bedroom End of Terraced House
- Modern Condition Throughout
- Front, Side & Rear Gardens
- Huge Potential to Extend & Develop (STPP)
- Close Proximity to the Uxbridge Road

- Accessibility to Hayes & Harlington Station (Elizabeth Line)
- Periodic Features
- Separate Sitting & Dining Room
- Modern Four Piece Bathroom Suite
- EPC Rating: D

**Asking Price £450,000**



## South Walk, Hayes, London, UB3 2RE



Situated on South Walk in Hayes End is this charming, two bedroom, end of terraced home being offered for sale in modern condition throughout. The property offers contemporary living along with periodic features throughout. Further benefits include huge potential to extend subject to planning permission.

The property comprises entrance porch leading into the sitting room, separate dining room and fitted kitchen to the rear, downstairs w.c and lean too. To the first floor there is a modern four piece bathroom suite along with two bedrooms. Outside, the property boasts front, side and rear gardens, being well manicured and comprising part patio, part lawn.



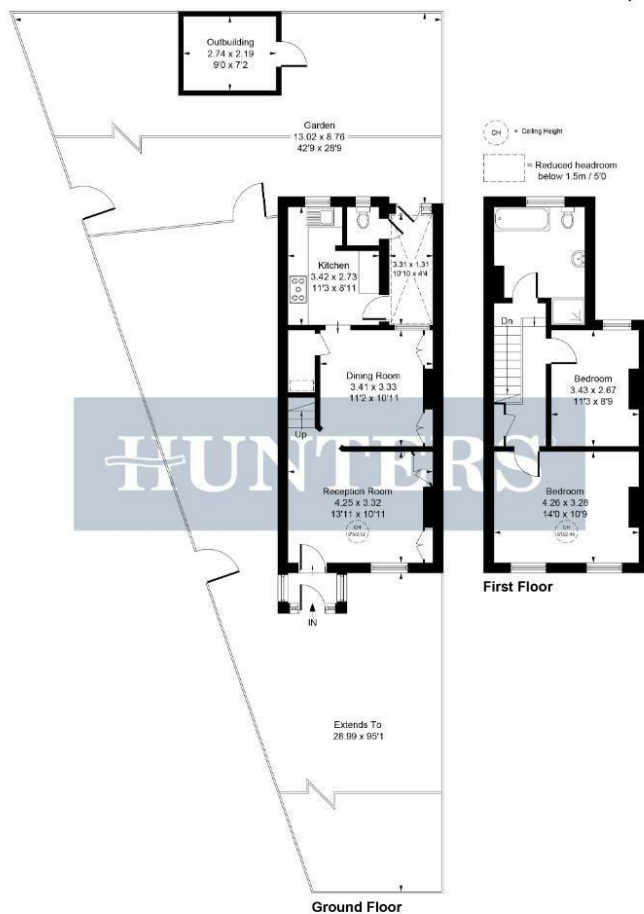
South Walk is a quaint and residential location and is within close proximity to the Uxbridge Road, providing further access to amenities, transport links and large supermarkets. You are a short drive away from the A312/A40/M4/M25 motorway links and Heathrow Airport. Local primary and secondary schools are also nearby.



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Approximate Gross Internal Area = 86.62 sq m / 932 sq ft  
 Outbuilding = 6.05 sq m / 65 sq ft  
 Total = 92.67 sq m / 997 sq ft



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.

Produced for Hunters

### Viewings

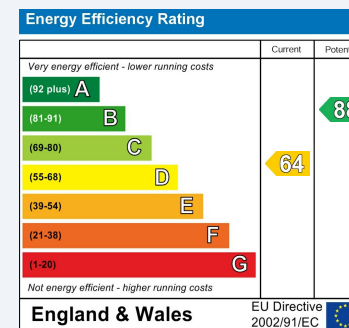
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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