



Church Green, Hayes, UB3 2LY

- Two Bedrooms & Two Bathrooms
- Potential to Convert to Three Bedrooms
- Ground Floor WC / Utility Room
- Beautiful Views of St. Marys Church & Green
- Approximately 1,244 Sq. Ft (115.57 Sq. M)

- Built in Circa 1867
- Large Open Plan Reception Room & Modern Fitted Kitchen
- NO CHAIN & VACANT POSSESSION
- Walking Distance to Barra Hall Park
- EPC Rating: D

Asking Price £525,000



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Situated on Church Green in Hayes is this unique and rarely available, two bedroom terraced home offering rich history being built in circa 1867. The property is being offered for sale with NO ONWARD CHAIN and boasts an impressive 1,244 square foot internal area offering spacious accommodation and further potential to convert into more bedrooms (STPP).

The property comprises a huge 44ft open plan living area incorporating a modern, fitted kitchen with breakfast bar/island, separate ground floor wc/utility room with white goods and boiler along with two first floor bedrooms which both benefit from their own en-suite bathrooms. Outside the property has a generous rear garden comprising part lawn, part patio and also complimented with a large storage facility. To the front you have a private patio space and parking for residents.



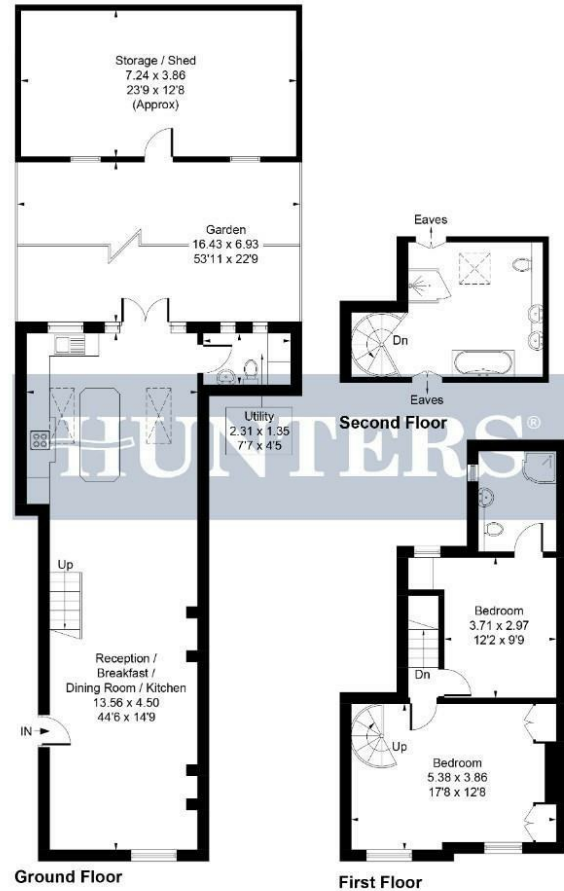
Church Green is a quaint residential road in Hayes forming apart of a cul de sac and is within close proximity to a variety of different schools, amenities, transport links and amenities. You are 1 mile away from Hayes and Harlington Station which now services the Elizabeth Line, the A312/A40/M4 corridors and surrounding areas along with Heathrow Airport and Stockley Park. Further benefits include beautiful views of St. Marys Church and open green space offering a quiet and peaceful setting for the new owners. Viewings are highly recommended to take in this properties richness in character.



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Approximate Gross Internal Area = 115.57 sq m / 1244 sq ft
 Storage / Shed = 27.91 sq m / 300 sq ft
 Total = 143.48 sq m / 1544 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

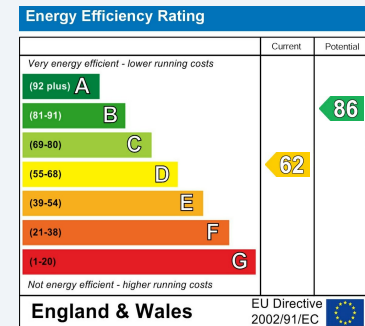
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



31 Coldharbour Lane, Hayes, UB3 3EB
 Tel: 0208 848 0978 Email: hayes@hunters.com <https://www.hunters.com>

