



West Walk, Hayes, UB3 3JH

- Three Bedrooms
- Huge Scope to Extend (STPP)
- Generous Rear Garden
- Walking Distance to Hayes Town
- EPC Rating D
- Semi Detached
- Own Driveway
- Quiet Cul de Sac Location
- Close Proximity to Hayes & Harlington Mainline Station
- Viewings Highly Recommended

Asking Price £549,950



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DESCRIPTION

Brought to the market in West Walk is this three bedroom, semi detached home, situated in a quiet cul de sac in Hayes Town. The property is well presented throughout and offers huge scope to extend and develop subject to planning permission.

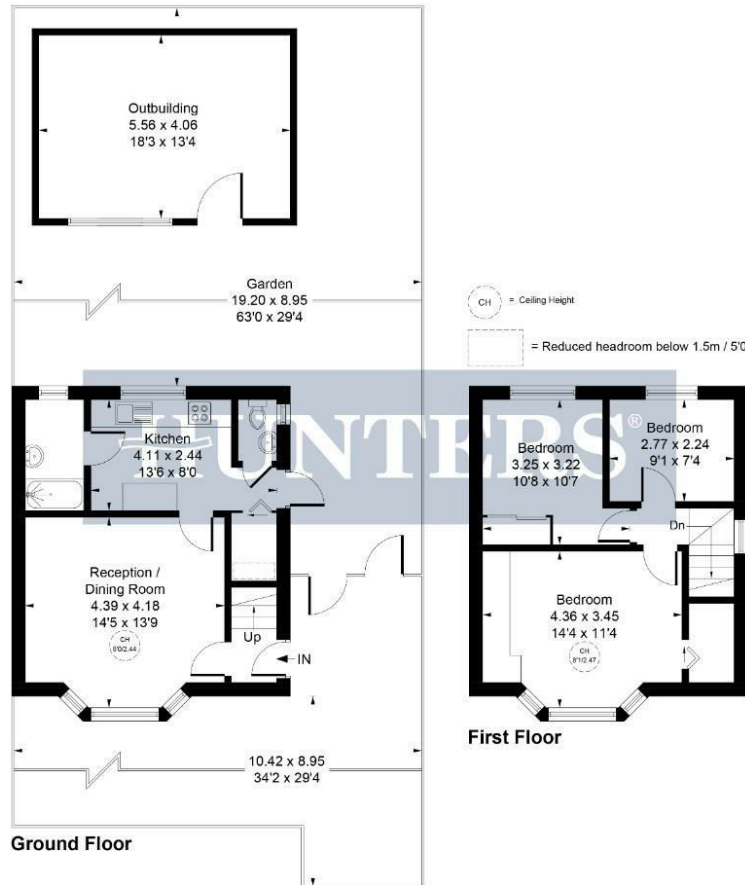
The property comprises entrance foyer, reception room, fitted kitchen, ground floor bathroom suite and three first floor bedrooms. Outside, the property has its own driveway with parking available up to four cars, there is also the added benefit of a generous rear garden with outbuilding/garage and side space, posing opportunity for extensions (STPP).

West Walk is fantastically located within a close walking proximity to Hayes Town which provides an array of transport links, amenities, shopping centres and more. The Hayes and Harlington Station is just under a mile walk which now services the Elizabeth Line connecting you to London in circa 20 minutes. You are also a short drive away from the A312/A40 motorway links allowing great access to inner/outer London and Heathrow Airport.





Approximate Gross Internal Area = 72.08 sq m / 776 sq ft
 Outbuilding = 22.47 sq m / 242 sq ft
 Total = 94.55 sq m / 1018 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

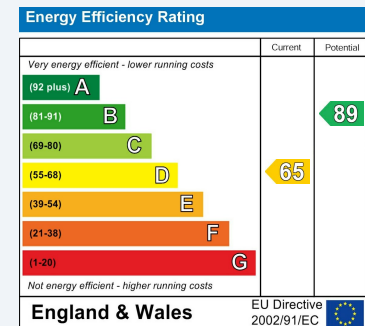
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.