

**& ALLDAY  
MILLER**



Church Walk, Hayes, UB3 2RL  
**£575,000**

3 1 1 D





Church Walk, Hayes, UB3 2RL

**£575,000**

- Freehold
- Large Rear Garden
- Double Glazing
- Great Schools Locally
- Beautiful Residential Road
- Semi-Detached
- Gas Central Heating
- Close To Uxbridge Road
- Great Condition Throughout
- Potential To Develop & Extend Further (STPP)



## Description

This delightful three-bedroom house offers a perfect blend of comfort and space, making it an ideal family home. Comprising of a spacious reception room that seamlessly flows into a dining area, creating an inviting atmosphere for family gatherings and entertaining guests, the fitted kitchen completes the ground floor, providing a functional space.

Venturing to the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom, accompanied by a separate WC, ensures convenience for residents.

One of the standout features of this property is the stunning private garden, which serves as an ideal setting for outdoor dining and entertainment.

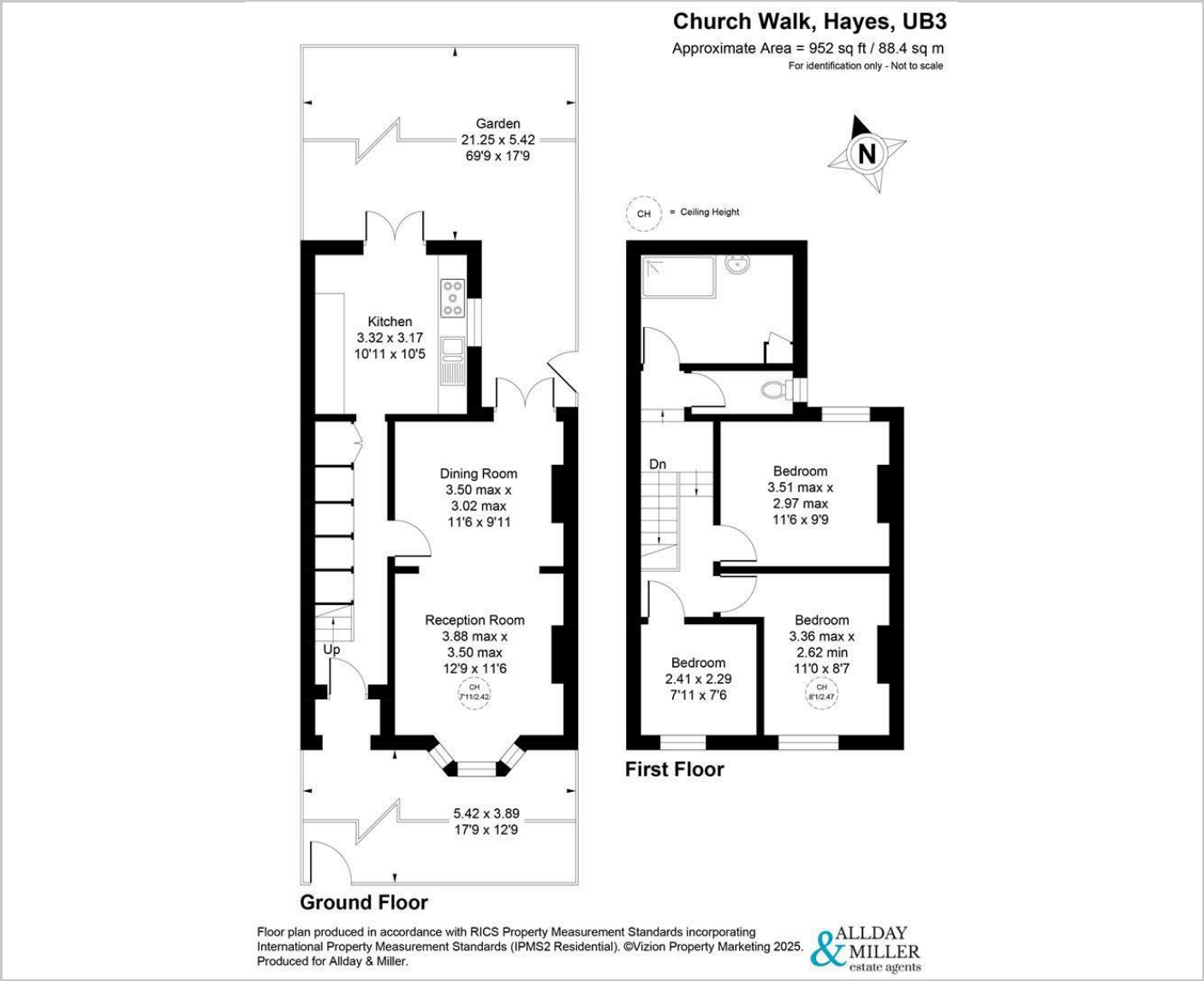
## Situation

Church Walk a prime location in the heart of Hayes. The Uxbridge Road and Hayes Town just moments away with its variety of local shops, cafes, coffee shops and takeaways. Hayes and Harlington station a short walk/bus ride away with the Elizabeth line giving easy links to central London and the surrounding. The bus stations also with several routes to local amenities including Southall, Uxbridge, Ealing, Heathrow Airport and Brunel University. Highly regarded schools in the local area including Wood End Park Academy and Dr. Triplett's Primary school.

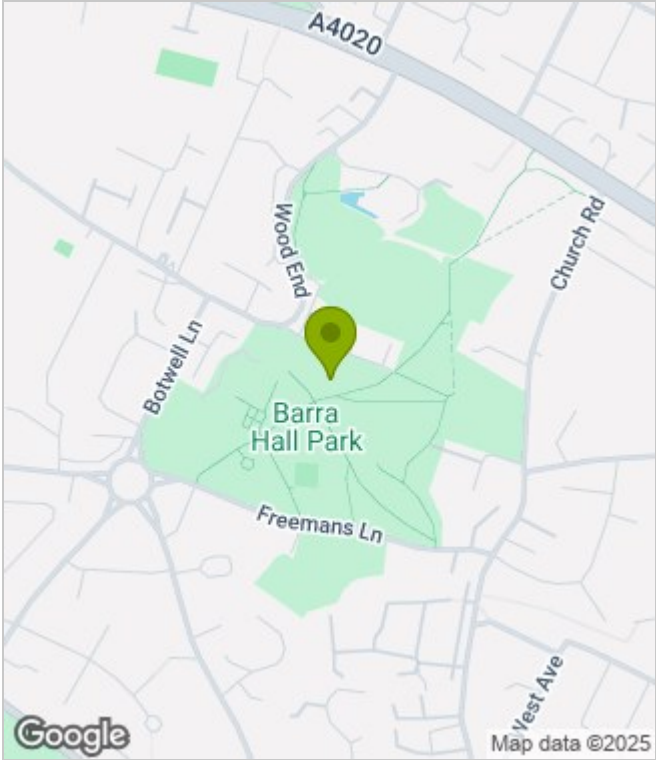




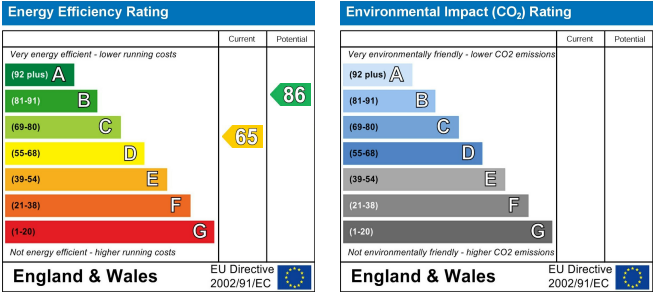
Floor Plans



Area Map



Energy Performance Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.