

# Church Road

Hayes • Middlesex • UB3 2LS

Guide Price: £925,000



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est 1986



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A double fronted five bedroom semi-detached family home, situated on Church Road, a popular tree lined residential street just a short distance from the Uxbridge Road & Hayes Town with all its amenities including shops, bus and train links. The ground floor of the property comprises spacious entrance hallway with doors leading to the 16ft family room, 15ft living room, 13ft sitting room, 19ft dining room, 19ft kitchen and W/C. To the first floor is 19ft main bedroom with fitted wardrobes and en-suite, 14ft second bedroom with fitted wardrobes, 12ft third bedroom with fitted wardrobes, 8ft fourth bedroom and family bathroom. The loft has been converted creating an impressive 27ft bedroom with fitted wardrobes and eaves storage throughout. Outside there is off street parking, private rear garden and 29ft outbuilding.

Five bedroom house

Semi detached

Doubled fronted

Sought after location

Extended

19ft kitchen

19ft main bedroom with en-suite

29ft outbuilding

Private rear garden

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### **Property**

A rarely available double fronted, five bedroom semi detached house that has been updated and extended by the current owners, creating a spacious and flexible family home and situated on arguably one of the best roads in Hayes. The ground floor of the property comprises spacious entrance hallway with doors leading to the 16ft family room, 15ft living room, 13ft sitting room, 19ft dining room, 19ft kitchen and W/C. To the first floor is 19ft main bedroom with fitted wardrobes and en-suite, 14ft second bedroom with fitted wardrobes, 12ft third bedroom with fitted wardrobes, 8ft fourth bedroom and family bathroom. The loft has been converted creating an impressive 27ft bedroom with fitted wardrobes and eaves storage throughout.

### **Outside**

The front of the property has been paved throughout creating off street parking for multiple vehicles. The private rear garden is mainly laid to lawn with a patio area stretching across the rear of the house along with a 29ft outbuilding at the foot of the garden.

### **Location**

Church Road is a popular tree lined residential street just a short distance from the Uxbridge Road and all its amenities including shops and bus links. With Barra Hall Park. Hayes Town centre with its expanse of shops, banks, restaurants and British Railway train station is under a mile away which now benefits from the Elizabeth Line.



### Schools:

Dr Triplett's CofE Primary School 0.2 miles  
Grange Park Junior School 0.5 miles  
Hayes Park School 0.7 miles



### Train:

Hayes & Harlington Station 1.2 miles  
Southall Station 2.0 miles  
West Drayton Station 2.4 miles



### Car:

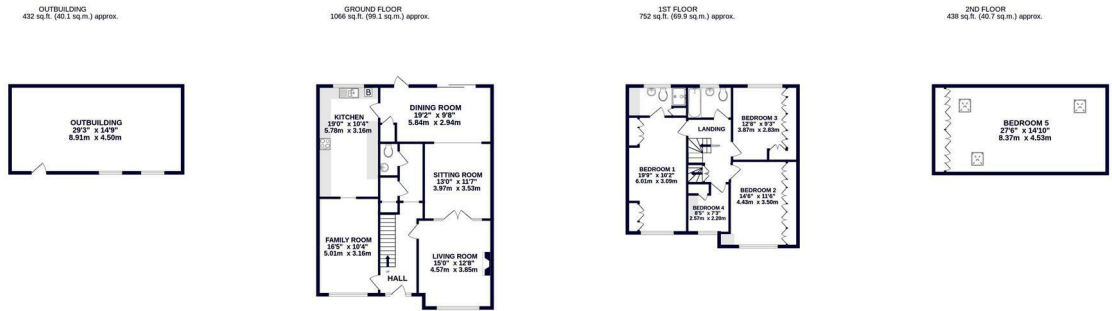
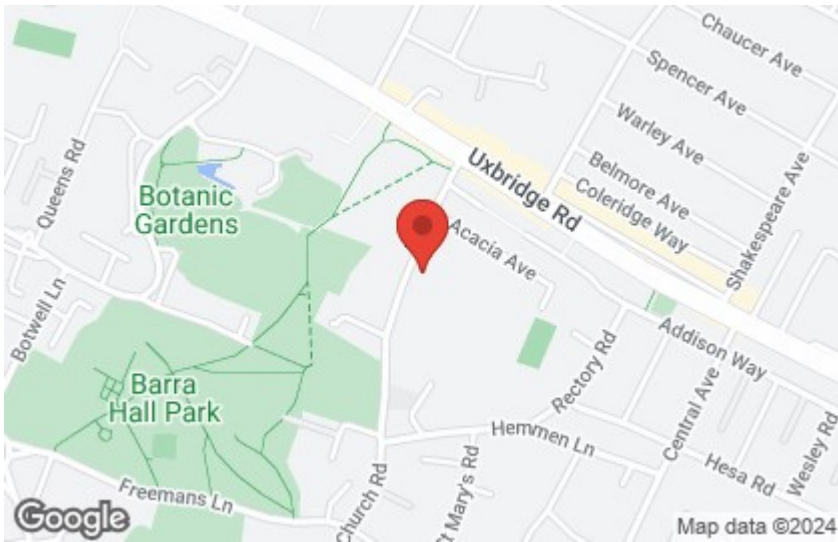
M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



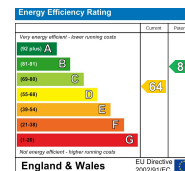
TOTAL FLOOR AREA : 2688 sq.ft. (249.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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