

Church Road

Hayes • Middlesex • UB3 2LQ
Offers In Excess Of: £870,000



coopers
est 1986

Church Road

Hayes • Middlesex • UB3 2LQ

A four bedroom detached house situated on Church Road, 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. The ground floor of the property comprises spacious entrance hallway with doors leading to the 15ft reception room, 14ft dining room, 9ft kitchen with utility room and W/C. To the first floor is the 16ft main bedroom, 14ft second bedroom, 11ft third bedroom, 7ft fourth bedroom and family shower room. Outside there is off street parking, 15ft garage and private rear garden.

Four bedroom house

Detached

Sought after location

Potential to extend (S.T.P)

15ft reception room

14ft dining room

16ft main bedroom

15ft garage

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 four bedroom detached house that offers potential to extend subject to the usual planning consents, whilst already being 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 15ft reception room, 14ft dining room, 9ft kitchen with utility room and W/C. To the first floor is the 16ft main bedroom, 14ft second bedroom, 11ft third bedroom, 7ft fourth bedroom and family shower room.

Outside

The front of the property has been paved creating off street parking for multiple vehicles and offering access to the 15ft garage. Whilst the private rear garden is mainly laid to lawn with a patio area across the rear of the house.

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:

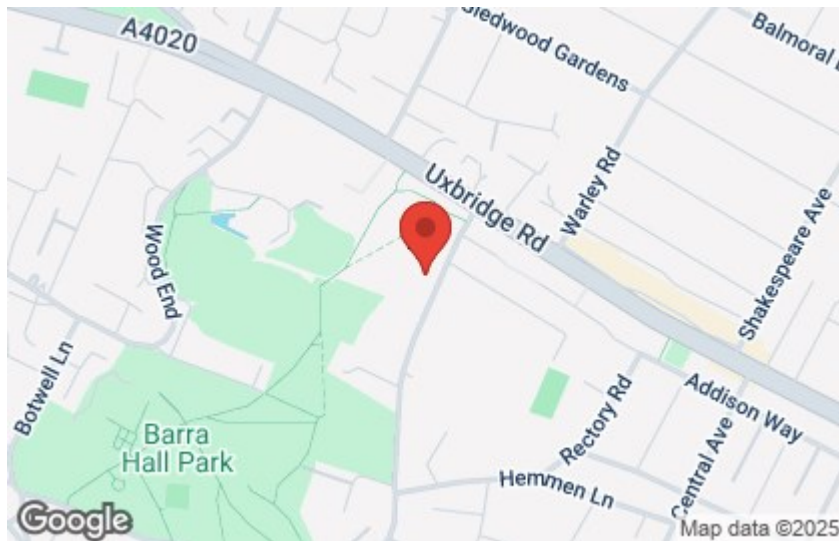
M4, A40, M25, M40



Council Tax Band:

F

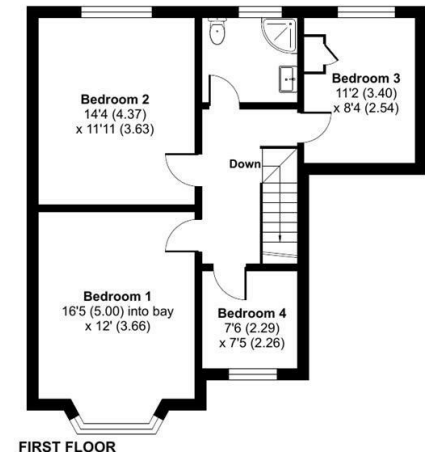
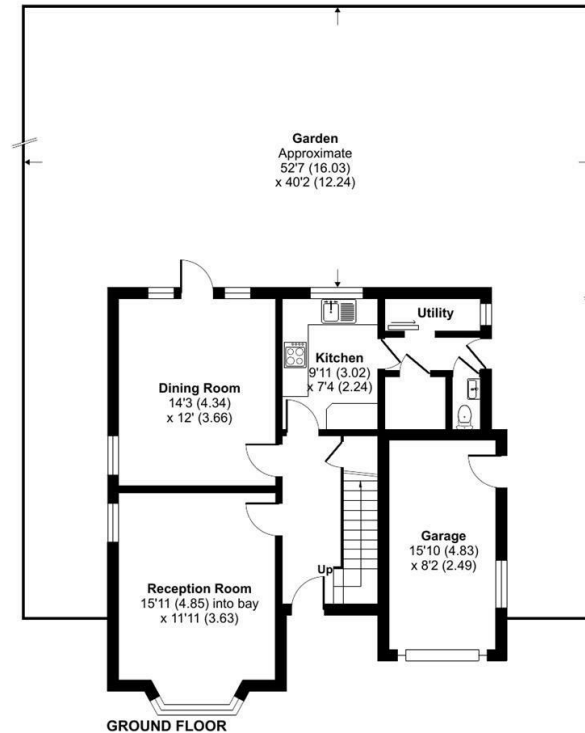
(Distances are straight line measurements from centre of postcode)



Church Road, Hayes, UB3

Approximate Area = 1294 sq ft / 120.2 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 1425 sq ft / 132.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024.
Produced for Coopers. REF: 1180001

coopers
est 1986

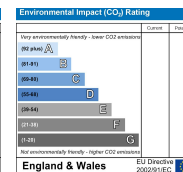
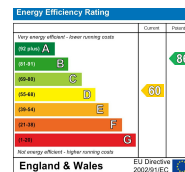
coopers
est 1986

01895 230 103

109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.