

# Church Road

Hayes • Middlesex • UB3 2LQ  
Guide Price: £830,000



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# Church Road

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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

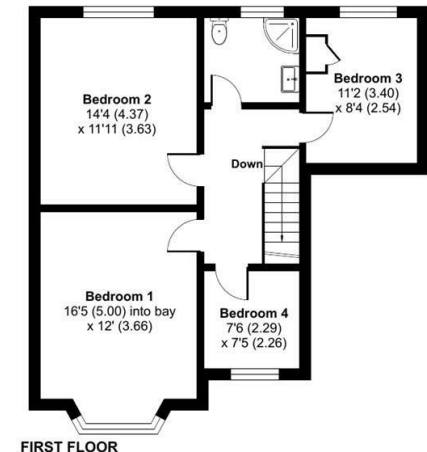
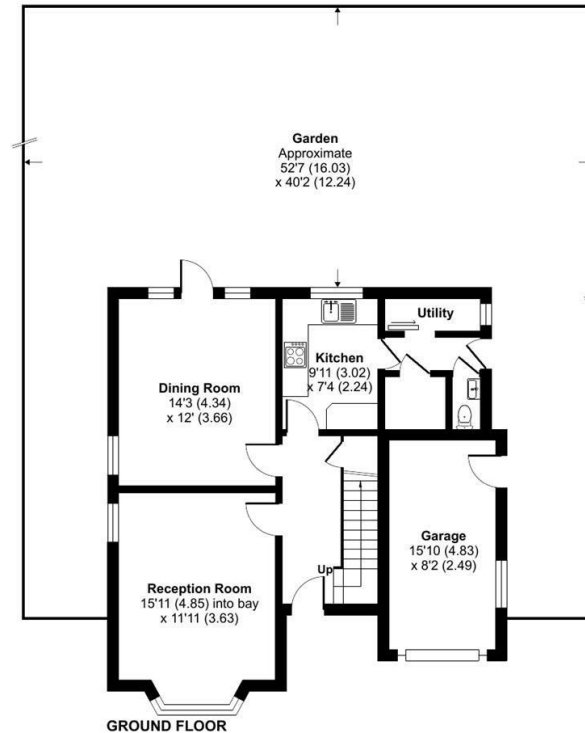
(Distances are straight line measurements from centre of postcode)



## 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.  
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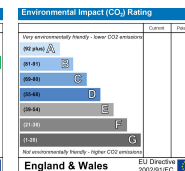
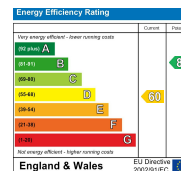
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