



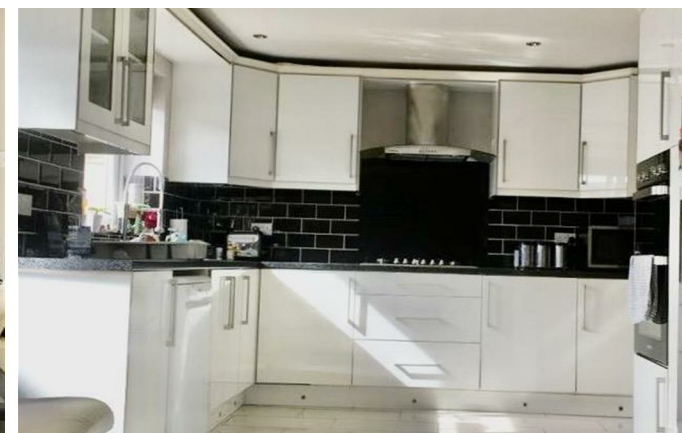
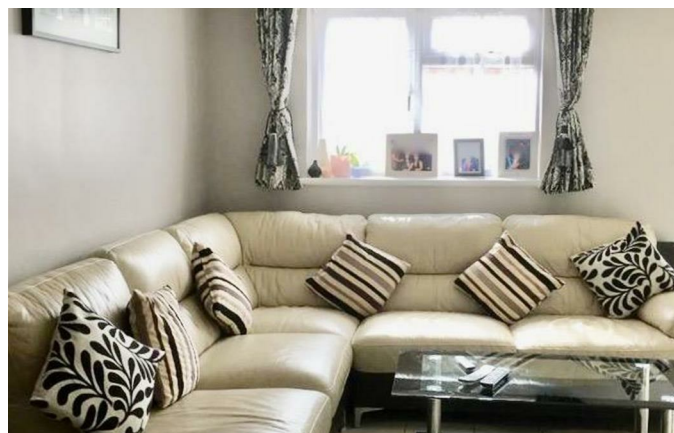
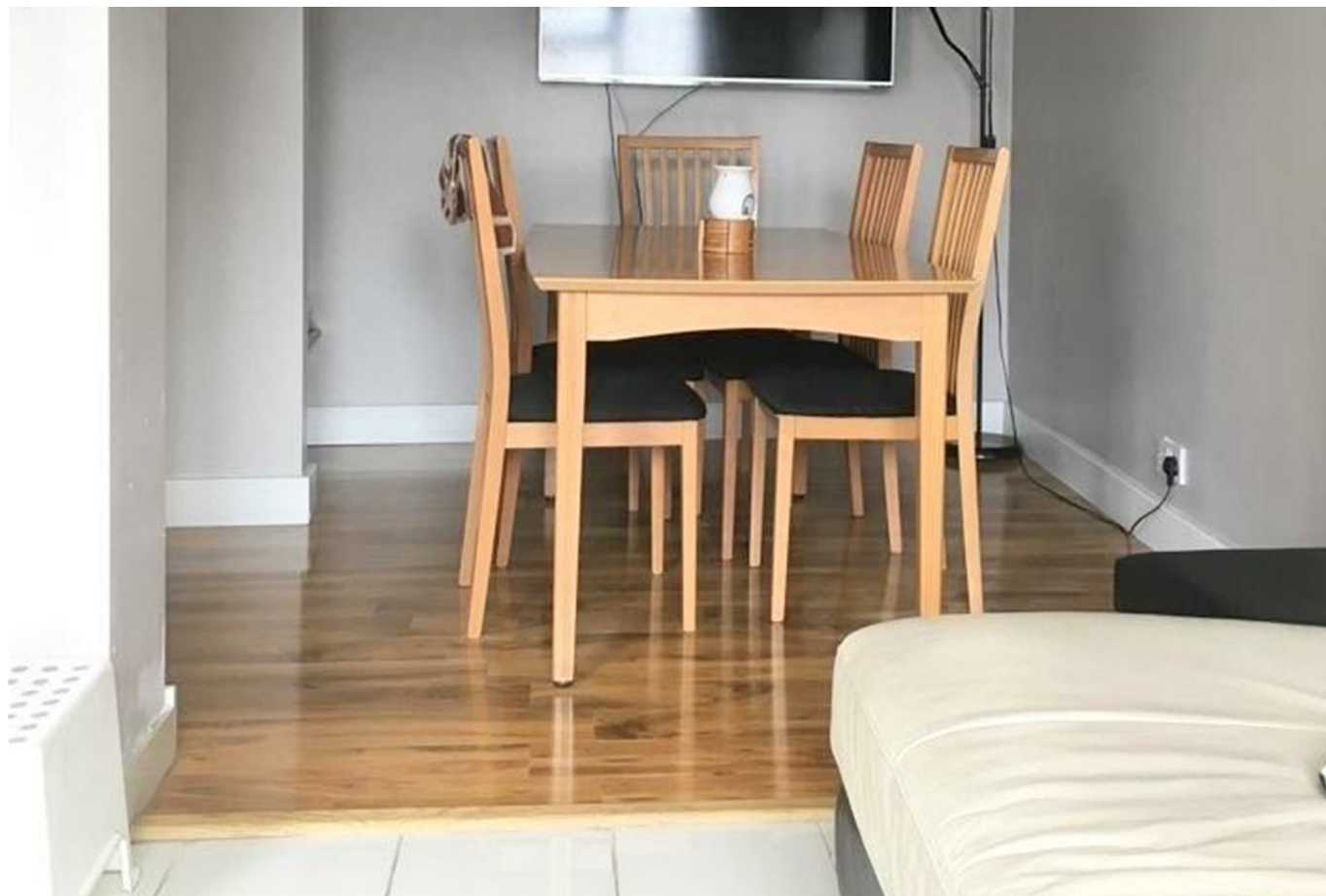
6 Warley Road, Hayes, UB4 0QG

£575,000

EVANS
& COMPANY

Warley Road Hayes

- Semi Detached House
- 3 Bedrooms
- Full Width Rear Extension
- Off Street Parking for 2 Cars
- Brick Built Outbuilding
- Reception Room
- Dining Area
- Built in Oven & Hob
- Double Glazed
- Gas Central Heating



Welcome to this EXTENDED semi detached house located on in Hayes! This extended 3-bedroom semi-detached house is a true gem waiting to be discovered.

Features of this property is its double-glazed windows, gas central heating and is located within walking distance of local shops and bus routes. Whether you need to grab some groceries or hop on a bus to explore the area, everything you need is just a stone's throw away.

No need to worry about parking, as this property offers off-street parking for 2 cars. Say goodbye to the hassle of searching for a parking spot after a long day - your designated parking spaces will be waiting for you.

Additionally, the brick-built outbuilding with a separate WC adds extra value to this already fantastic property. This versatile space could be used as a home office, a workshop, or even a cozy reading nook - the possibilities are endless!

Don't miss out on the opportunity to make this cottage your new home. Contact us today to arrange a viewing and experience the charm and convenience that this property has to offer.

Entrance Porch

Entrance Hall

Stairs to first floor, door to

Reception

16'0" x 13'4" (4.89 x 4.07)

Downstairs Shower Room

Tiled show

Kitchen/Breakfast Room

22'0" x 10'9" (6.73 x 3.28)

Modern range of eye and base level storage units, built in oven and hob, overhead extractor hood, single drainer stainless steel sink unit, tiled floors, power points, space and plumbing for washing machine, space for fridge/freezer, radiator, double glazed windows and door to rear garden, opening to

Dining Area

9'6" x 8'5" (2.90 x 2.58)

Radiator, door to hallway

Stairs to First Floor

Doors to

Bedroom 1

11'11" x 10'3" (3.64 x 3.14)

Fitted wardrobes, double glazed window to front, radiator

Bedroom 2

10'4" x 9'10" (3.17 x 3.00)

Double glazed window to rear, radiator, power points

Bedroom 3

7'5" x 5'5" (2.28 x 1.66)

Double glazed window to front, radiator, power points

Bathroom

Panel enclosed bath, low level wc, wash hand basin, tiled walls, double glazed window to side

Outside

Front

Off Street parking for 2 cars

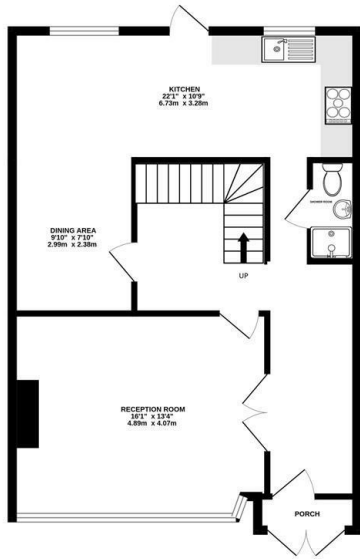
Rear

Paved garden area, leading to

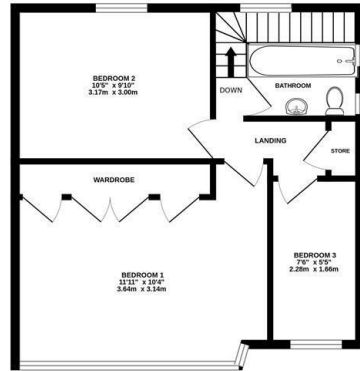
Outbuilding

Brick Built, with light & power, separate wc

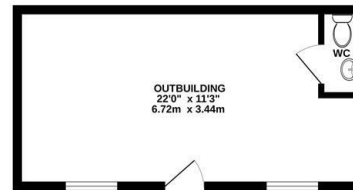
GROUND FLOOR



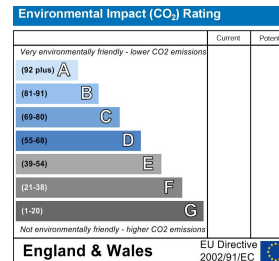
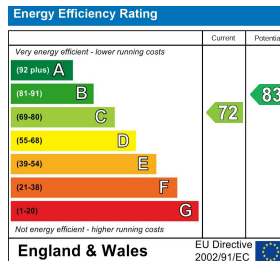
1ST FLOOR



REAR OUTBUILDING



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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