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Church Walk, Hayes, UB3 2RL  
£500,000

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## Church Walk, Hayes, UB3 2RL

**£500,000**

- Three Bedrooms
- Great Condition Throughout
- Situated In A Peaceful Location
- Easy Reach To An Elizabeth Line Station
- Good Schools Nearby
- Character Property
- Large Private Garden
- Chain Free Sale
- Walking Distance To Shops / Amenities
- Freehold House

## Description

This trendy and stylish home offers a perfect blend of character and contemporary living, ideal for those seeking a property with both charm and modern appeal.

The ground floor comprises a welcoming reception room, beautifully presented and perfect for relaxing. A separate dining room while the fitted kitchen offers both functionality and style. A ground floor bathroom completes this floor.

To the first floor, the property boasts three bedrooms, each thoughtfully designed to maximise comfort and space.

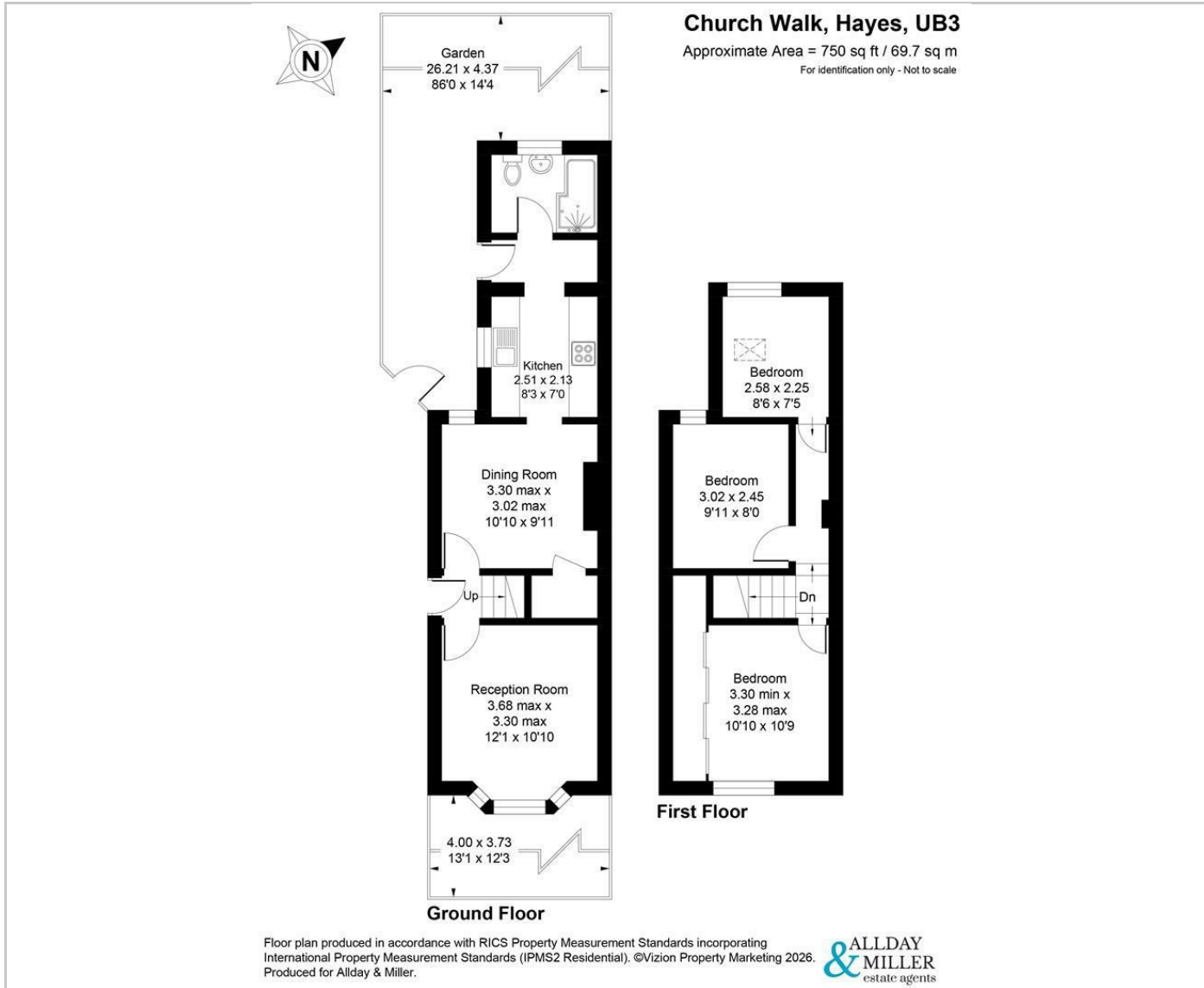
Externally, the property is enhanced by an abundance of greenery. The standout feature is the impressive rear garden, which backs onto a cricket field, providing a peaceful and scenic outlook. To the front, the home is just a stone's throw from the popular Barra Hall Park, adding to its overall appeal. Parking is available on street directly out the front.

## Situation

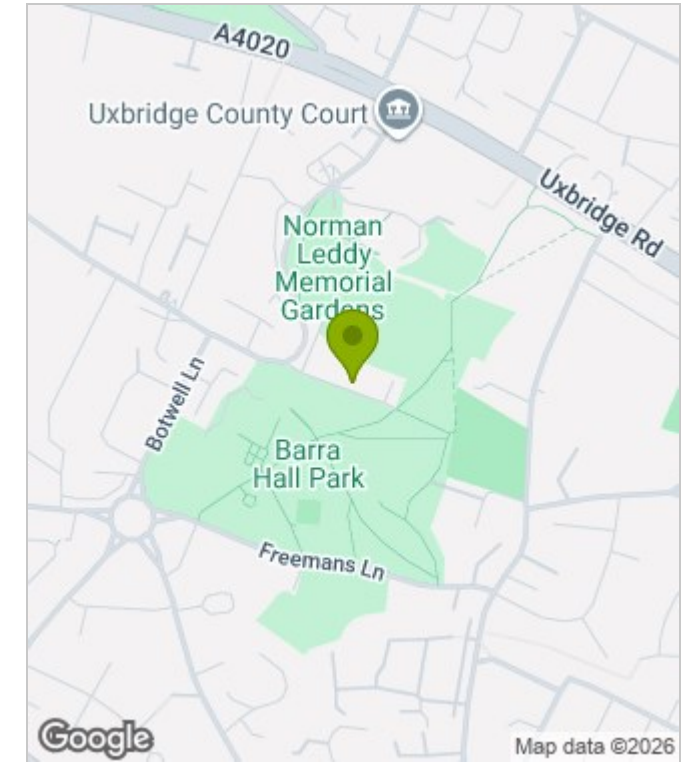
Located on the popular residential road of Church Walk, this property benefits from a highly convenient and well-connected setting. The area is served by well-regarded local schools including Botwell House Catholic Primary School, Dr. Triplets Primary and Guru Nanak Sikh Academy. Excellent transport links are within easy reach with Hayes & Harlington Station offering swift access into Central London via the Elizabeth Line. Residents also benefit from close proximity to Hayes Town Centre providing a range of shops, restaurants, and leisure facilities. The location further benefits from nearby parks, regular bus routes, and convenient access to major road links including the A312 and M4, enhancing connectivity and day-to-day convenience.



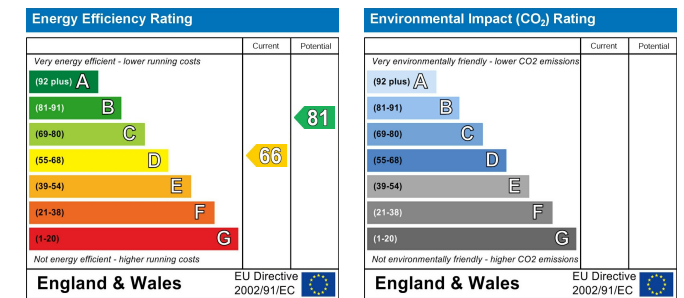
## Floor Plans



## Area Map



## Energy Performance Graph



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