



## Halsway, Hayes, UB3 3JT

- Semi-Detached House
- Separate Reception Room & Kitchen
- Private Rear Garden
- Further Potential to Extend (STTP)
- EPC Rating: G

- Three Bedrooms
- Two Bathrooms
- Street Parking & Gated Side Access
- Close to Local Amenities, Schools and Transport Links
- Viewing Highly Advised

**Asking Price £495,950**





# Halsway, Hayes, UB3 3JT

## DESCRIPTION

Situated in a convenient residential location, this well-presented three-bedroom semi-detached house offers comfortable and versatile living accommodation, ideal for families and investors. The property features a separate reception room and separate kitchen, providing well-defined living and dining spaces.

Further benefits include two bathrooms, a private rear garden, and off-street parking, along with gated side access adding to the practicality of the home. The property also offers further potential to extend (STTP), allowing buyers the opportunity to add value and tailor the space to their needs.

Ideally located, the home is close to local amenities, schools, and excellent transport links, making it a highly desirable option for commuters and growing families.

EPC Rating: G/Council Tax Band: D









Approximate Gross Internal Area  
86.97 sq m / 936 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Produced for Hunters

### Viewings

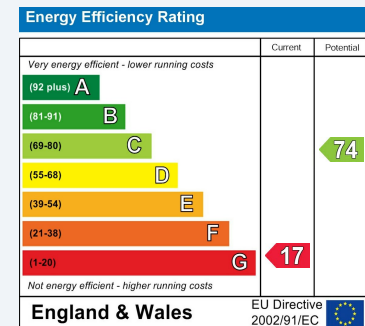
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.