







East Walk, Hayes, UB3 3JJ

- Three Bedroom
- Side Space with Extension Potential (STPP)
- Generous Rear Garden
- First Floor Bathroom & Ground Floor WC
- EPC Rating D
- Semi Detached House
- Large Own Driveway
- Great Proximity to Hayes Town
- Quiet Residential Location
- Council Tax Band D

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Asking Price £550,000

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DESCRIPTION

Positioned in a great location just moments away from Hayes Town is this great opportunity to acquire a three bedroom, semi detached house which offers huge scope to extend and develop subject to planning permission.

The property currently comprises large reception room, fitted kitchen, ground floor wc, three first floor bedrooms and a bathroom suite. Outside the property has its own driveway for multiple cars along with a generous rear garden with side space.

East Walk is fantastically located within a close walking proximity to Hayes Town which provides an array of transport links, amenities, shopping centres and more. The Hayes and Harlington Station is just under a mile walk which now services the Elizabeth Line connecting you to London in circa 20 minutes. You are also a short drive away from the A312/A40 motorway links allowing great access to inner/outer London and Heathrow Airport.





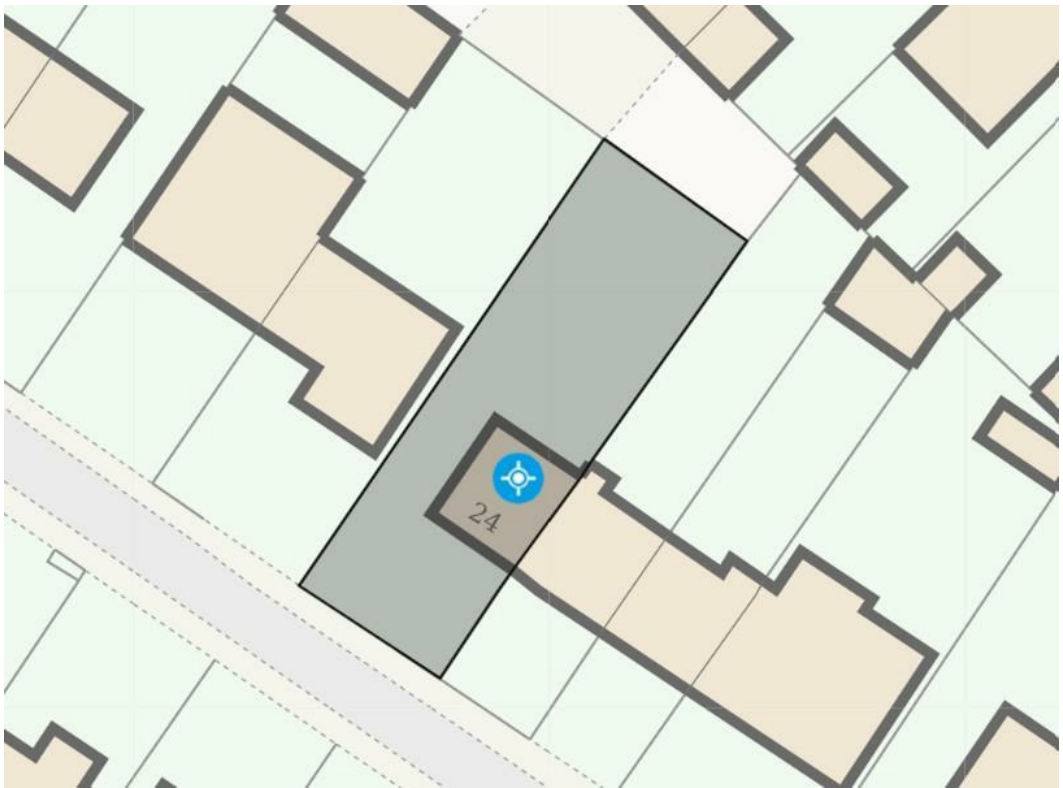






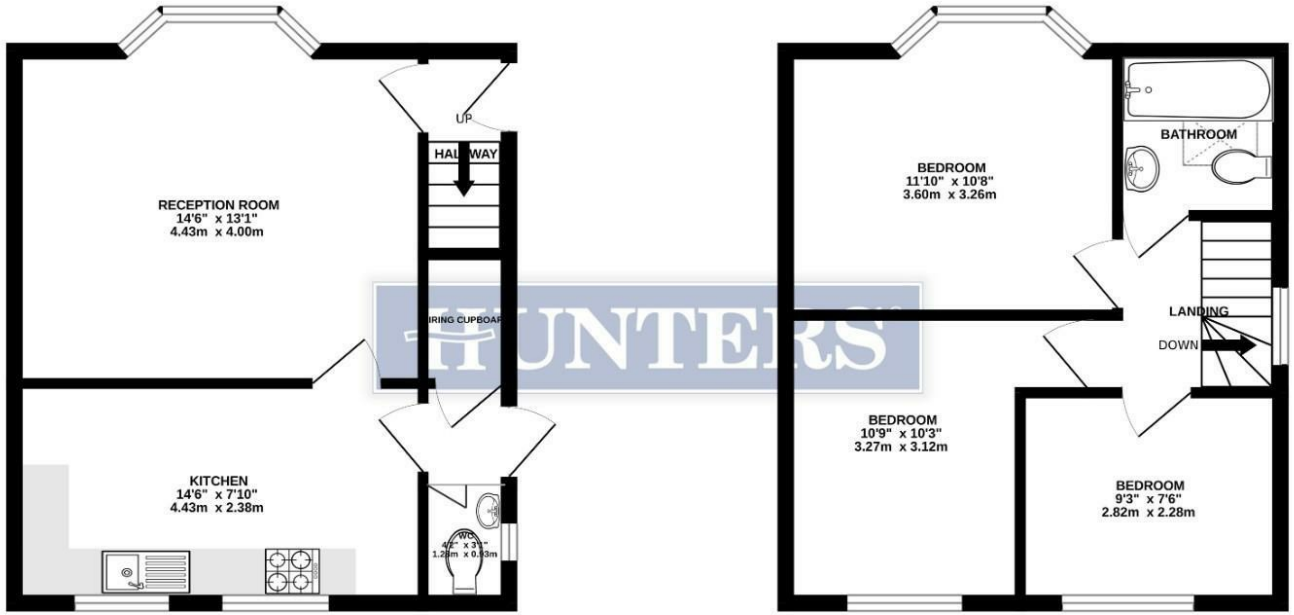





24

GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

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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Viewings

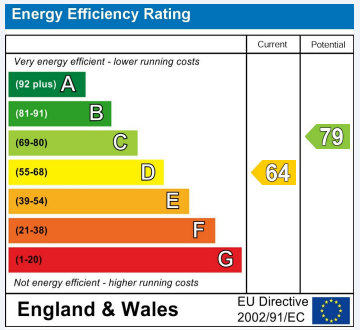
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email: hayes@hunters.com https://www.hunters.com

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