

# South Walk

Hayes • Middlesex • UB3 2RE

Guide Price: £450,000



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est 1986

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Offered to the market is this beautifully presented two bedroom Victorian mid terrace home. The property is a stones throw away from numerous amenities, highly regarded schools and ample transport links such as the Elizabeth Line and Metrapolitan and Picadilly line trains. The property benefits from off street parking, a beautiful front garden, a lovely through lounge compromising of both living and dining, a newley refurbished Shaker Style Kitchen. Upstairs benefits from two sizable double bedroom with lovely views over both the front and rear gardens along with the well designed family bathroom.

Victorian home

Two bedrooms

Mid terrace

Off street parking

Private gardens

Newley refurbished kitchen

Secluded location

Walking distance to amenities

Closeby to highly regarded schools

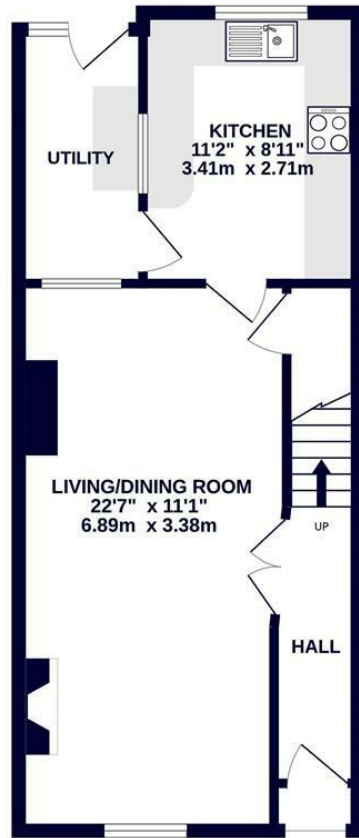
Easy access to transport links

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.





GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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Energy Efficiency Rating		Current	Target
How energy efficient? - lower rating costs			
Very energy efficient	A		
Energy efficient	B		
Decent	C		
Below average	D		
Poor	E		
Very poor	F		
Worst energy efficient	G		
Not energy efficient - higher running costs			
England & Wales		88	55
		03 December 2022/01/18°C	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.