



## Church Road, Hayes, UB3 2LQ

- Four Bedrooms
- Large Driveway & Parking for 5/6 Cars
- First Floor Bathroom Suite & Ground Floor WC
- Private Rear Garden
- EPC Rating D

- Imposing Detached Home
- Two Reception Rooms
- Further Potential to Extend (STPP)
- Sought After Location
- Integral Garage

**Asking Price £769,950**

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Nestled on the charming Church Road in Hayes, this delightful detached house offers a perfect blend of character and modern living. Built in 1935, the property boasts a generous living space of 1,294 square feet, making it an ideal family home.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to provide both comfort and functionality, ensuring that every corner of the home is utilized to its fullest potential offering further scope to extend subject to planning permission.

The property features four well-proportioned bedrooms, providing ample space for family members or guests. Each room is filled with natural light, creating a warm and inviting atmosphere. The single bathroom is conveniently located, catering to the needs of the household.

The exterior of the house is equally appealing, with a traditional design that reflects its historical roots while offering the potential for personalisation. The surrounding area is peaceful, making it a perfect retreat from the hustle and bustle of everyday life.

This property is not just a house; it is a home filled with possibilities. Whether you are looking to settle down with your family or seeking a spacious residence with room to grow, this detached house on Church Road is a wonderful opportunity. Do not miss the chance to make this charming property your own.

Church Road is a popular tree lined residential street just a short distance from the Uxbridge Road and all its amenities including shops and bus links. With Barra Hall Park. Hayes Town centre with its expanse of shops, banks, restaurants and British Railway train station is under a mile away which now benefits from the Elizabeth Line.

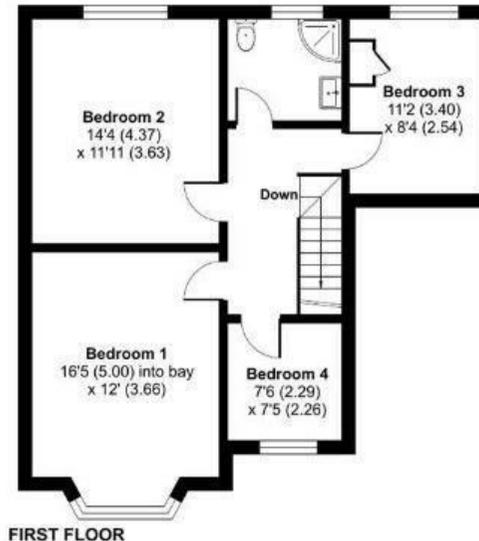
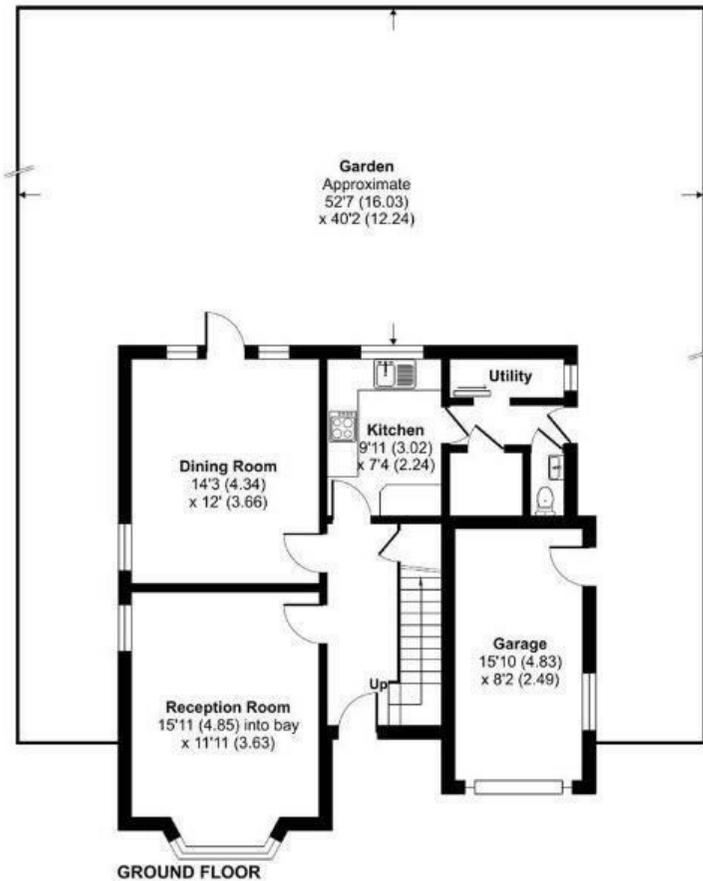


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## Church Road, Hayes, UB3

Approximate Area = 1294 sq ft / 120.2 sq m  
 Garage = 131 sq ft / 12.1 sq m  
 Total = 1425 sq ft / 132.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. REF: 1180001

### Viewings

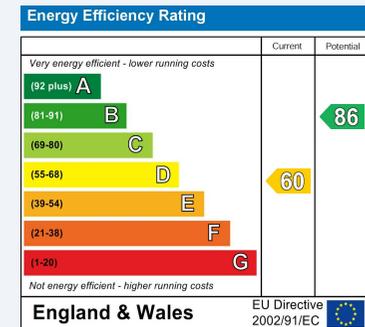
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



31 Coldharbour Lane, Hayes, UB3 3EB  
 Tel: 0208 848 0978 Email: [hayes@hunters.com](mailto:hayes@hunters.com) <https://www.hunters.com>

