



## St. Marys Walk, Hayes, UB3 2JS

- Three Bedroom Mid-Terrace House
- Separate Kitchen
- Parking Available on Street
- Rear Access & Garage
- Viewing Advised
- Through Lounge
- Upstairs Family Bathroom
- Private Rear Garden
- Close to Local Amenities, Schools & Transport Links
- EPC Rating: D

**Asking Price £499,750**

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# St. Marys Walk, Hayes, UB3 2JS

## DESCRIPTION

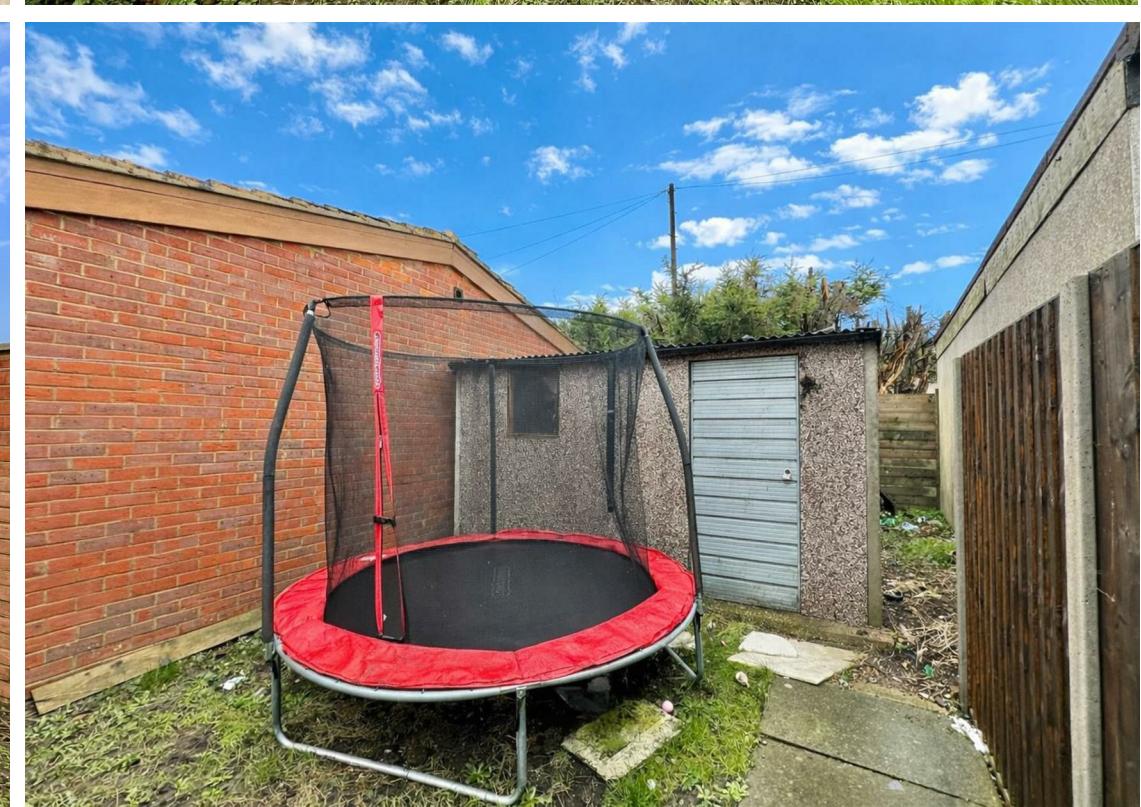
Situated in a convenient residential location, St. Marys Walk, is a well-proportioned three-bedroom mid-terrace house offering practical living space suited to families, first-time buyers, or investors.

The ground floor features a through lounge, providing a bright and versatile living and dining area, along with a separate kitchen offering ample storage and worktop space with access to the rear of the property. Upstairs, the home benefits from an upstairs family bathroom serving all three bedrooms.

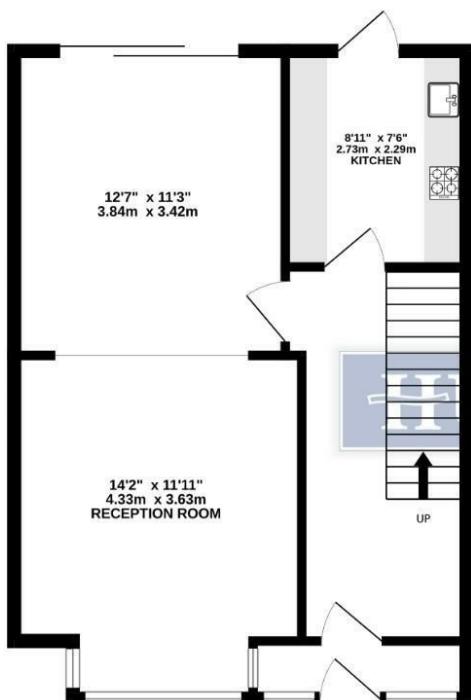
Externally, the property offers a private rear garden with the added advantage of rear access and a garage, ideal for storage or secure parking. On-street parking is available to the front of the property.

St. Marys Walk is ideally positioned close to a range of local amenities, schools, and transport links, with Hayes town centre, local bus routes, and major road connections all within easy reach. This makes the property a convenient choice for commuters and families alike.

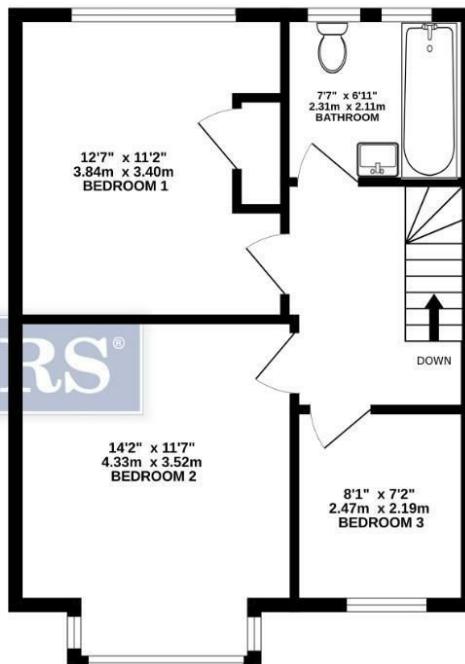




GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 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

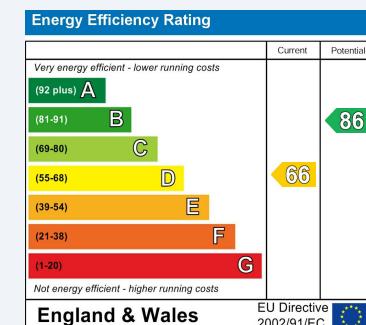
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.