



## Keir Hardie Way, Hayes, UB4 9JF

- Mid-Terrace House
- Modern Bathroom
- Separate Reception Room
- Brick Built Storage Space in the Garden
- EPC Rating: D/Council Tax: D
- Three Bedrooms
- Separate Kitchen/Dining Room
- Private Front & Rear Garden
- Street Parking

**Asking Price £475,000**



# Keir Hardie Way, Hayes, UB4 9JF

## DESCRIPTION

This well-presented mid-terrace home offers a practical layout, generous living space, and excellent outdoor areas, making it an ideal choice for families or first-time buyers.

On the ground floor, the property features a spacious separate reception room to the front, perfect for relaxing or entertaining. To the rear, there is a bright and modern kitchen/dining room, providing ample space for both cooking and dining. The kitchen also benefits from an internal storage room, adding valuable practicality, and enjoys direct access out to the private rear garden.

Upstairs, the first floor comprises three bedrooms, two of which include built-in closets, offering convenient storage solutions. The accommodation is complemented by a modern first floor bathroom, finished to a contemporary standard.

Externally, the property boasts both front and rear private gardens. The rear garden is particularly generous, and includes a useful brick built storage space. There is also side access to the garden, enhancing convenience.

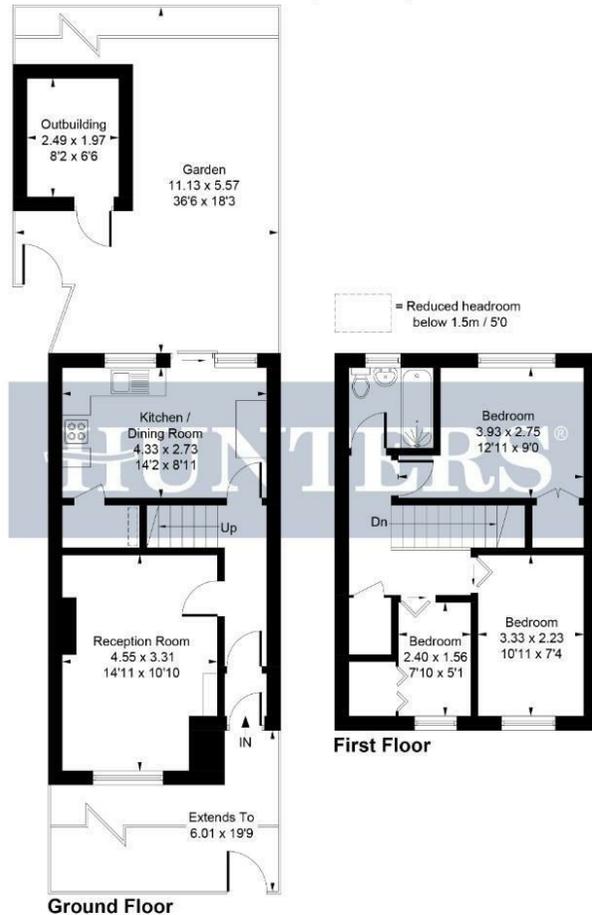
Additional benefits include street parking, plus the outbuilding. Situated on a residential road in Hayes, UB4, the property is conveniently located close to local shops, schools, and amenities. Excellent transport links are nearby, including easy access to the A312, A40, and M4, as well as nearby bus routes and rail connections, making commuting into Central London and surrounding areas straightforward.

EPC Rating: D/Council Tax: D





Approximate Gross Internal Area = 72.86 sq m / 785 sq ft  
 Outbuilding = 5.04 sq m / 54 sq ft  
 Total = 77.90 sq m / 839 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

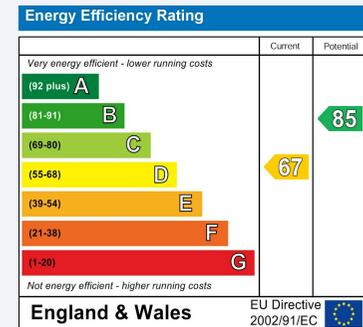
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

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