



Lych Gate Walk, Hayes, Middlesex, UB3 2NN

- End of Terraced Town House
- Ground Floor WC & First Floor Bathroom
- New Doors, Windows & Boiler Fitted in 2024
- Residential Parking
- Close to Local Amenities, Transport Links & Local Parks
- Three Bedrooms
- Separate Reception Room & Separate Modern Kitchen
- Private Rear Garden with Two Sheds, One with Power
- Further Potential to Extend (STPP)
- EPC Rating: C/Council Tax: D

Offers In Excess Of



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DESCRIPTION

Situated in a convenient residential location in Hayes village, this well-proportioned end of terraced town house offers flexible living accommodation across three floors, making it an ideal home for families or first-time buyers.

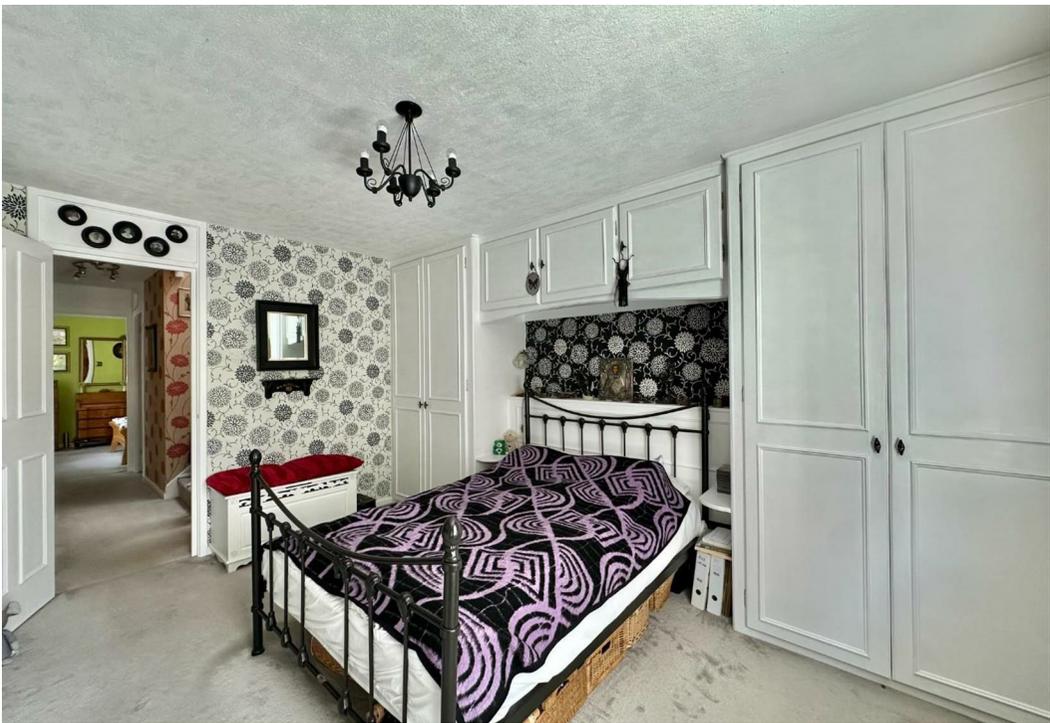
The ground floor features a separate reception room, providing a comfortable space for relaxing or entertaining, alongside a separate modern kitchen with ample storage and workspace. The property also benefits from a ground floor WC for added convenience. To the rear, there is a private garden with landscaped patio areas to both the front and rear, offering a pleasant outdoor space ideal for relaxing, gardening, or outdoor dining. The garden also benefits from two sheds, one of which has power, as well as an external power supply located by the front door. Additionally, the property backs onto Barra Hall Park's open green space, creating a natural feel and enhancing the overall ambience of the home.

On the first floor, the property comprises two well-proportioned bedrooms, along with a family bathroom and ample storage on the landing. The third bedroom is located on the second floor, providing additional privacy and flexibility for use as a bedroom or guest room, along with further eaves storage off the landing. Further benefits include new doors, windows, and a boiler fitted in 2024.

The property offers on-street parking for residents and is ideally situated in Hayes Village, within walking distance of a range of local amenities. Uxbridge Road and Hayes Town Centre are nearby, offering shops, supermarkets, restaurants, and everyday conveniences. For commuters, Hayes & Harlington Station provides access to the Elizabeth Line, offering direct routes into Central London. Barra Hall Park is located just to the rear of the property, providing open spaces, walking trails, and recreational facilities.

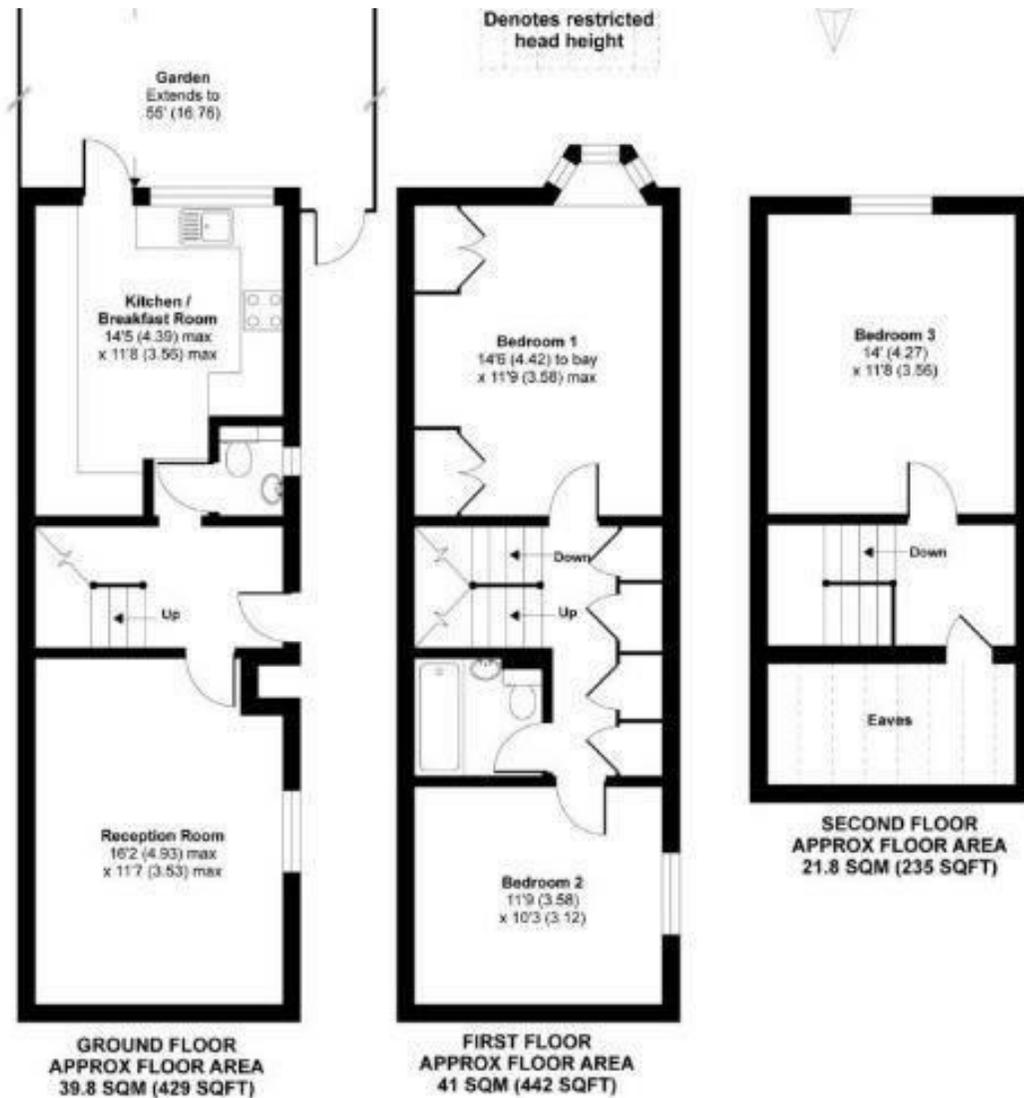
EPC Rating: C/Council Tax: D











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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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