Church Road, Hayes, UB3 2LD

- Modern Extended Semi-Detached House
- Two Modern Bathrooms
- Fitted & Owned Solar Panels & an EV Charger
- Generous Rear Garden with Brick Built Storeage Unit, WC & Summer House
- Close to Local Amenities, Schools & Transport Links
- Three Good Sized Bedrooms
- Open Plan Kitchen with Breakfast Bar & Living Area & Separate Reception Room
- Further Potential to Extend (STPP)
- Large Own Driveway
- EPC Rating: C/Council Tax: D

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Asking Price £650,000

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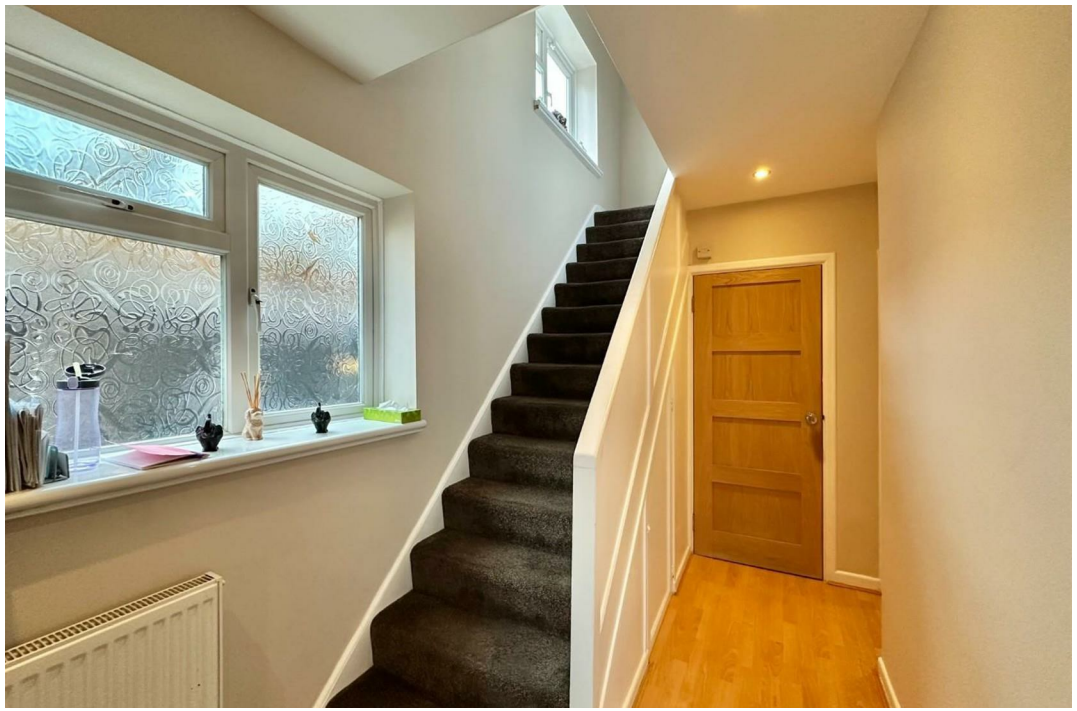
DESCRIPTION

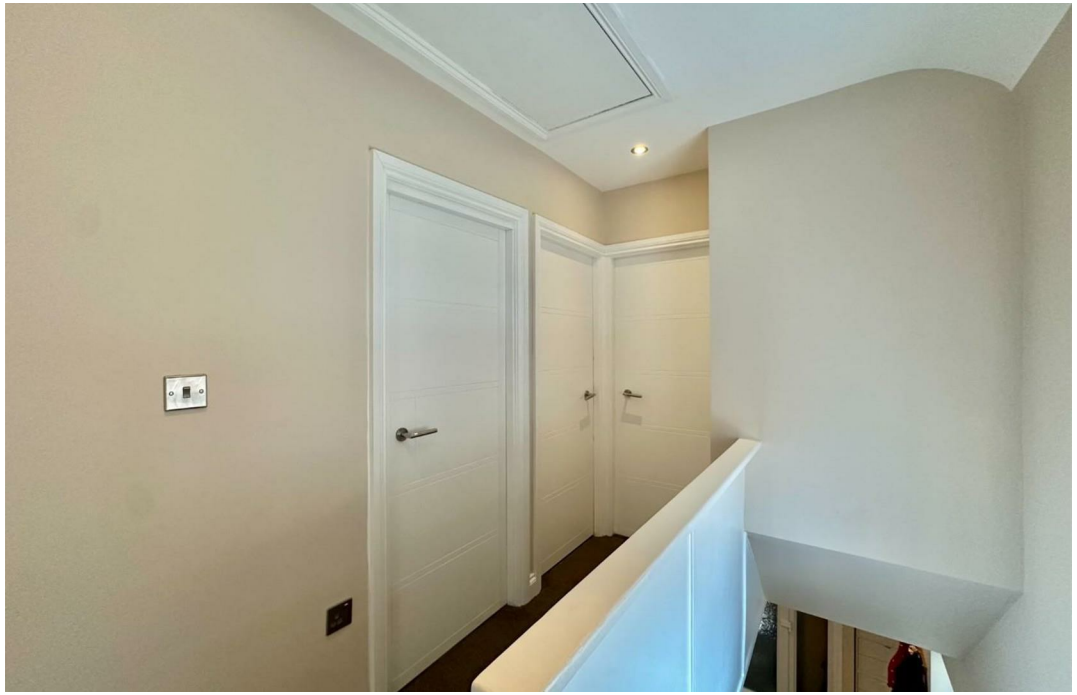
This well-presented extended semi-detached house offers spacious and versatile accommodation arranged over two floors and is offered in good condition throughout, making it an ideal home for growing families.

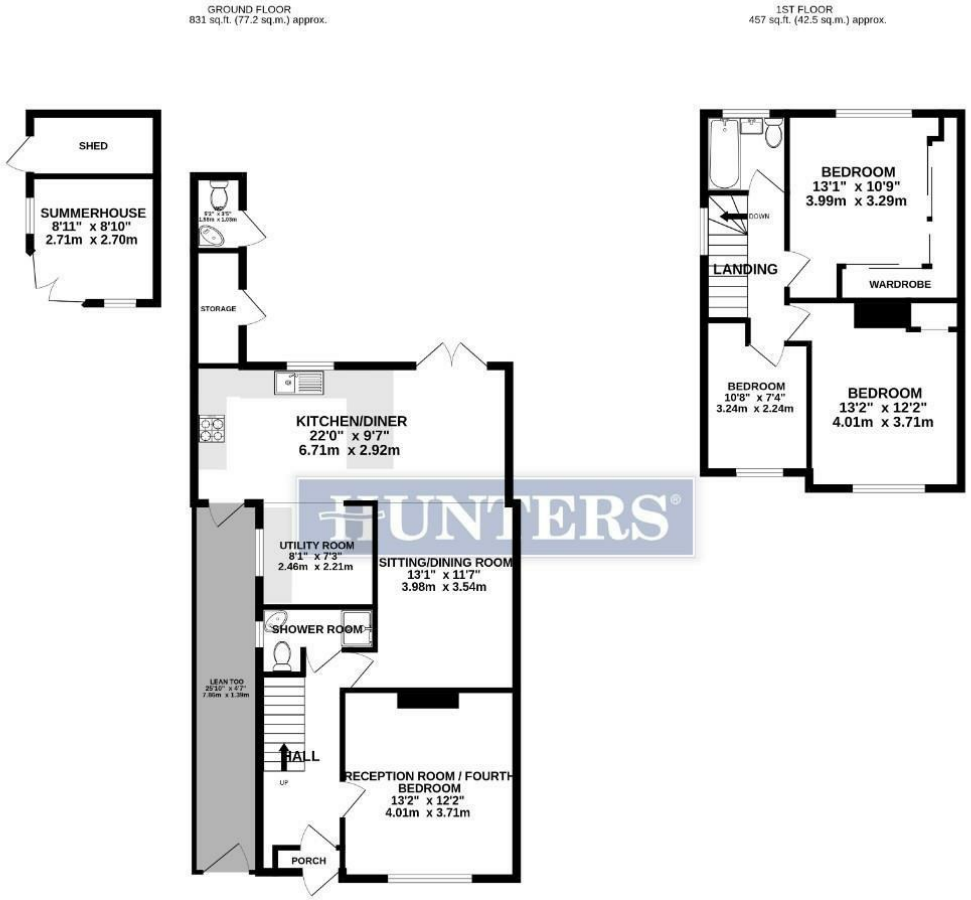
The ground floor provides a practical and flexible layout. To the front of the property is a separate reception room which can also be used as a fourth bedroom if required. Moving through the property, there is a bright open plan kitchen and dining area, complete with a breakfast bar and ample storage and worktop space, making it a perfect hub for family life and entertaining. The kitchen flows into a sitting/dining area, creating a generous open living space with direct access to the rear garden. A separate utility area adds further practicality and storage, while the ground floor also benefits from a modern shower room. Side access runs alongside the property and leads conveniently towards the kitchen area. The first floor comprises three good-sized bedrooms, two of which benefit from built-in wardrobes. These rooms are served by a family bathroom, while an additional external WC located in the garden area provides further convenience for outdoor use.

Externally, the property features a generous rear garden, ideal for relaxing or entertaining. The garden includes a brick-built storage & WC as well as a summer house, offering excellent additional storage or potential space for hobbies or a home office. To the front, the property benefits from a large private driveway, providing ample off-street parking for 3-4 cars. Further benefits include the installation of solar panels, helping to improve the home's energy efficiency and reduce running costs.

The property is conveniently located close to a range of local amenities, schools and transport links. Hayes & Harlington Station (Elizabeth Line) is within easy reach, providing fast connections into Central London and Heathrow. The property is also close to local bus routes, shops and supermarkets in Hayes Town.







Viewings

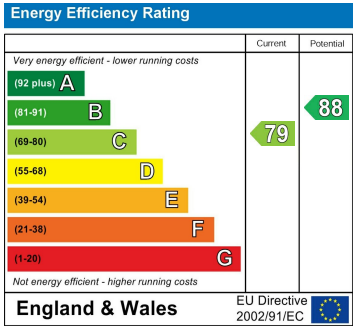
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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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