



## Boiler House, Material Walk, Hayes

- Two Bedroom Apartment
- Fitted Kitchen
- Two Rear Balconies
- Allocated Parking
- EPC Rating: B
- Open Plan Living
- Modern Bathroom
- Access to Roof Garden
- Close to Local Amenities, Schools & Transport Links
- Viewing Advised

**Asking Price £350,000**

# Boiler House, Material Walk, Hayes



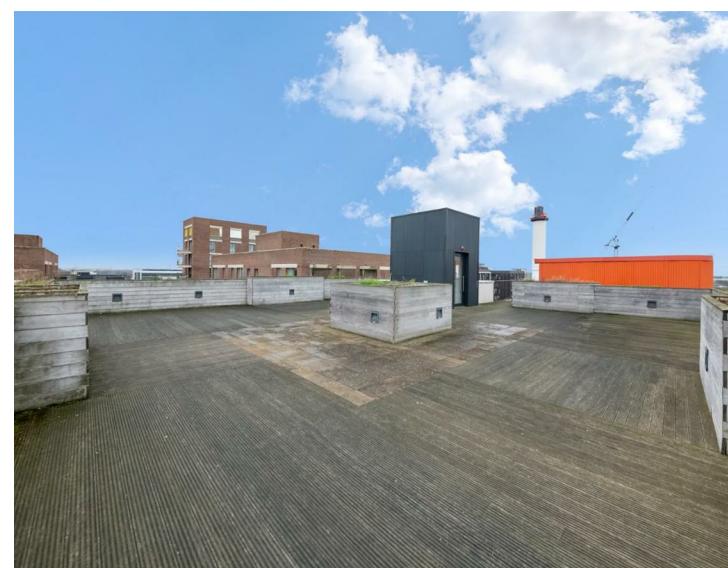
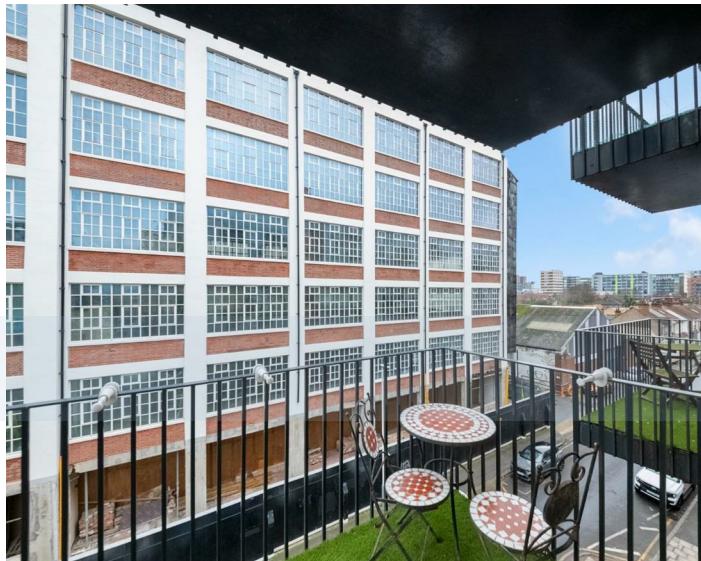
Located within a modern and well-maintained development, this attractive two-bedroom apartment offers stylish and practical living accommodation ideal for first-time buyers, professionals, or investors. The property features a bright and spacious open-plan living area, incorporating a well-appointed fitted kitchen, perfect for both everyday living and entertaining.

Both bedrooms are generously proportioned, with one benefitting from access to a private balcony, while the property further enjoys the rare advantage of two rear-facing balconies, providing excellent outdoor space. A sleek modern bathroom completes the internal accommodation.

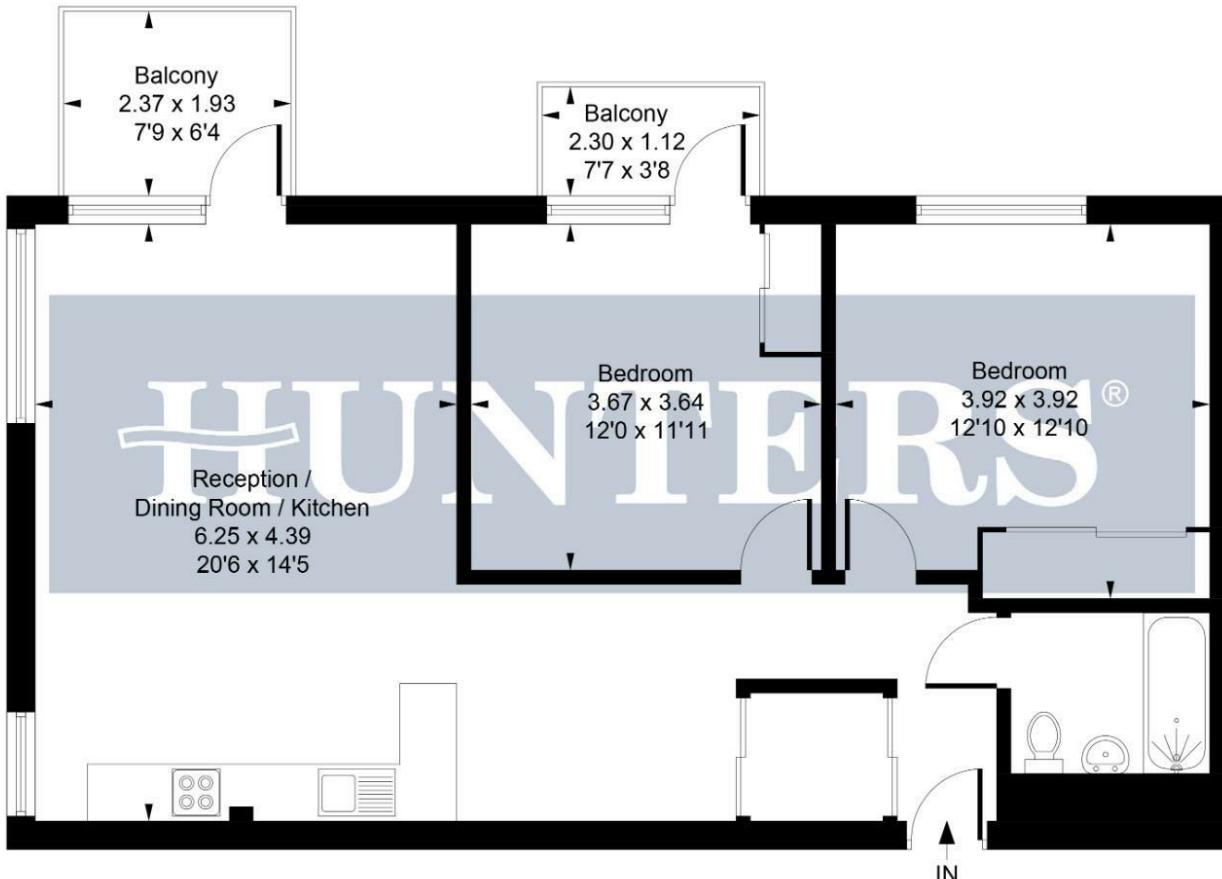
The property also benefits from allocated parking and is ideally positioned in a highly convenient Hayes location. It is within close proximity to a range of local shops, supermarkets, cafés, and leisure facilities, as well as reputable schools catering to all age groups. Excellent transport links are nearby, including Hayes & Harlington Station with fast connections into Central London via the Elizabeth Line, along with easy access to major road networks such as the A312, A40, M4, and M25, making it ideal for commuters.



## 2 Material Walk, , Hayes, UB3 1DZ



Approximate Gross Internal Area  
77.50 sq m / 834 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(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.