

**ALLDAY  
& MILLER**



Lych Gate Walk, Hayes, UB3 2NN  
**£449,950**

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## Lych Gate Walk, Hayes, UB3 2NN

**£449,950**

- Sought After Location
- Two Double Bedrooms
- Chain Free
- Large Reception Room
- Ample Parking
- Great Transport Links
- Private Rear Garden
- Modern Family Bathroom
- Potential To Extend
- Quiet Residential Road

## Description

This two bedroom mid-terrace freehold house boasts a distinctive architectural style internally with great charm from the moment you arrive at the doorstep. As you enter the property there is a welcoming hallway which hosts a beautiful cast iron radiator, and the solid oak wood flooring leads you into the living room. Just off the hallway there is as a delightful terracotta tiled kitchen with plenty of space for kitchenware and dining, the property comes with upgraded windows throughout and private rear garden which comes with direct access to communal landscape at the rear, which is perfect for entertaining guests.

This property from the moment you arrive has a well looked after front garden which sets the tone for the character you'll find inside. The two bedrooms in this home are thoughtfully designed with character in mind. Both bedrooms are double bedrooms, with bespoke built-in storage adding to the overall charm. The kitchen combines modern functionality with character elements, offering a delightful space for culinary adventures. The vintage-inspired terracotta tiles give it that extra touch of character.

As you step outside to your own private outdoor space, where the character extends to the garden. It's the perfect spot for al fresco dining, gardening, or simply enjoying the tranquility of your surroundings, the garden has a unique spin where you step out into private grounds to the rear of the garden which is accessible privately for the residents. With freehold ownership, you have complete control and ownership of your property, providing peace of mind for years to come.

The house is ideally located within a friendly community, close to local amenities, schools, parks, and excellent transport links, ensuring convenience in daily living. This characterful house has been lovingly maintained, preserving its unique features and ensuring it's in excellent condition.

## Situation

The property benefits from externally off street parking & resident parking, an enclosed family garden & idyllic views of St Marys Church which dates back to 830AD.

Lych Gate Walk is a residential cul de sac a short distance from the Uxbridge Road and all its amenities including shops and bus links. The much sought after Dr Triplett's C Of E Primary School is a short walk away along with Barra Hall Park. Hayes Town centre with its expanse of shops, banks, restaurants and the new Elizabeth Line is under a mile away along with the M4 and its links to London and the Home Counties is a short drive.



