



Church Walk, Hayes, UB3 2RL

DELIGHTFUL 2 DOUBLE BEDROOM SEMI DETACHED AND UNIQUE PERIOD COTTAGE FULL OF CHARM AND CHARACTER WITH GARDENS OVERLOOKING HAYES CRICKET PITCH AND BARRA HALL RECREATION PARK WITH ITS GRADE 2 LISTED BAND STAND, ALL LOCATED WITHIN HAYES VILLAGE CONSERVATION AREA BUT WALKING DISTANCE TO THE UXBRIDGE ROAD OR HAYES & HARLINTON ELIZABETH LINE STATION WITH PADDINGTON WITHIN 20 MINUTES.

This 'quirky' property has double glazed windows and gas central heating with elegant living space providing a front lounge with an open fireplace and wood burner, separate dining room and an oak style fitted kitchen with a breakfast area overlooking the gardens. Upstairs has 2 double bedrooms (front bedroom overlooks the park and the rear bedroom the cricket club) and a spacious shower room with walk-in shower (body jet style) and toilet. Outside has a covered wooden decked and paved patio, large shed plus additional wooden storage cupboards, well tended lawn and a feature sun terrace to the rear of the garden looking out onto the cricket pitch - ideal for BBQ's and summer entertaining.

NO ONWARD CHAIN - VIEWING HIGHLY RECOMMENDED!

Asking Price £449,995

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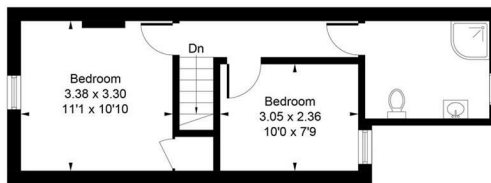
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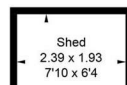
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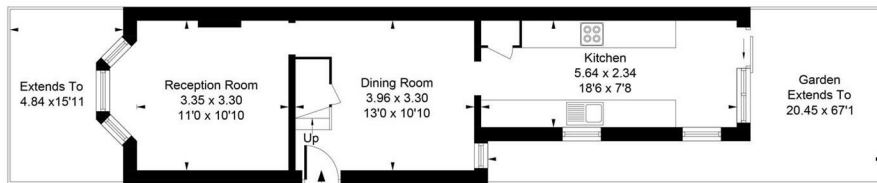
Approximate Gross Internal Area = 70.34 sq m / 757 sq ft
 Shed = 4.68 sq m / 51 sq ft
 Total = 75.02 sq m / 808 sq ft



First Floor



(Not Shown In Actual
Location / Orientation)




Ground Floor

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 purchase.

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>62</p>	<p>79</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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