



## £580,000 Freehold

Halsway, Hayes, UB3

Big, Bright & Full of Potential 4-Bedroom Gem in Hayes Town! Looking for space, location, and a chance to have a great home? Simple Estate Agents is excited to bring you this roomy 4-bed terraced house right in the buzzing heart of Hayes Town! Inside, you've got four generously sized bedrooms, a big living room for movie nights and family hangs, a fitted kitchen ready for your culinary experiments, and a private garden perfect for BBQs or a bit of peace and quiet. Bonus points: there's parking for two cars right out front and in the rear garden brick built storage! You're just a short stroll from shops, schools, and Hayes & Harlington Station (Elizabeth Line), getting you into Central London or Heathrow in no time. Don't miss this one - give us a call and come see the potential for yourself!

# Halsway, Hayes, UB3



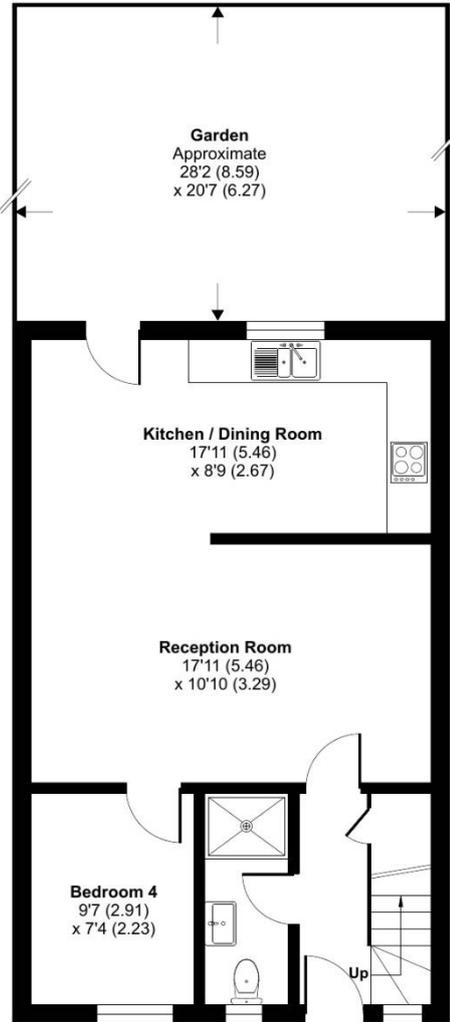
## Halsway, Hayes, UB3

Approximate Area = 926 sq ft / 86 sq m

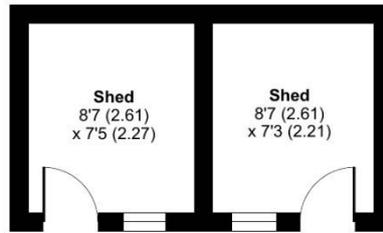
Outbuilding = 132 sq ft / 12.2 sq m

Total = 1058 sq ft / 98.2 sq m

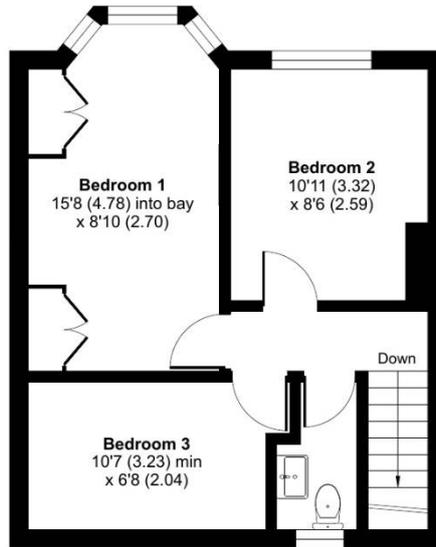
For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Simple Estate Agents. REF: 1278514

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Directions

UB3 3ES Coldharbour Ln, Hayes Head north-east on Coldharbour Ln towards Hunters Grove ? 0.1 mi Turn right onto Minet Dr ? 0.3 mi Turn left onto Minet Gardens ? 292 ft Turn right onto Halsway ? Destination will be on the left ? 43 ft  
UB3 3JU Halsway, Hayes

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.