

Maple Road, , Hayes, UB4 9LR

- Three Bedrooms
- Off Street Parking
- Scope to Extend (STPP)
- Separate Sitting Room
- EPC Rating: TBC

- Semi Detached
- Large Rear Garden
- Kitchen/Diner
- Bathroom & Separate W.C
- Walking Distance to Amenities, Schools & Bus Links

Asking Price £515,000



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DESCRIPTION

A three bedroom, semi detached home offered for sale on Maple Road in North Hayes. The property is set on a residential street and offers great scope to extend subject to planning permission.

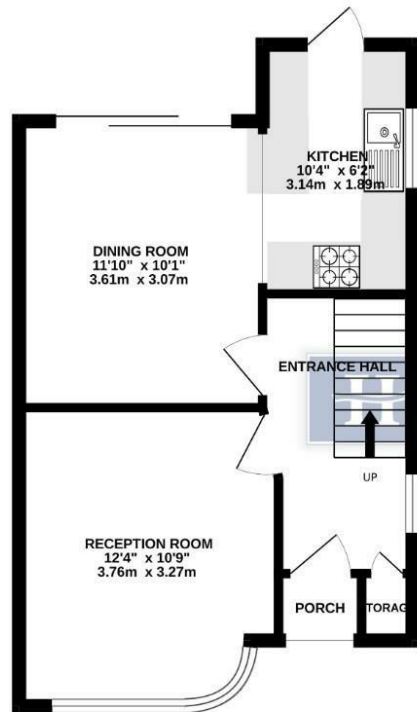
The property comprises entrance hall, separate living room, dining room and fitted kitchen, three first floor bedrooms, bathroom suite and separate w.c. Outside the property has off street parking, generous rear garden being part paved, part lawn and a shared drive into the garden.

Maple Road is located within walking distance to the Yeading Lane amenities, bus links and schools all within close proximity. The property is also moments away from Barnhill school and is a short drive away from the M4, A40, A312 and benefits from bus links that will take you straight to Hayes and Harlington train station, Heathrow Airport.

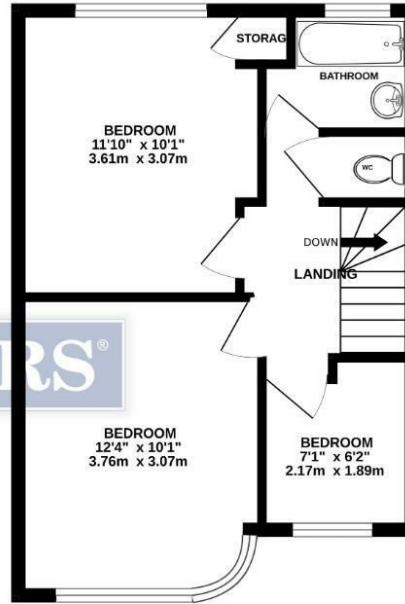




GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email: hayes@hunters.com <https://www.hunters.com>

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			
(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.

