



Marian Close, , Hayes, Middlesex, UB4 9DA

- Four Bedrooms
- Immaculate Condition Throughout
- Extended & Immaculate German Kitchen
- Driveway & Parking for 2 Cars
- Ground Floor Study
- Semi Detached Home
- Two Bathrooms & Additional Ground Floor W.C
- Outbuilding w/ Jacuzzi, Shower Room & W.C
- Quiet Residential Cul-De Sac
- EPC Rating: TBC

Offers Over £669,950

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Situated in a quiet residential cul de sac in North Hayes is this beautifully presented and immaculate, four bedroom semi detached home being offered for sale on Marian Close. The property provides elegant and modern interiors throughout and is show home ready to move in.

The property comprises entrance hall which leads into a spacious through lounge, ground floor study with a w.c, also serving as a potential fifth bedroom, extended kitchen incorporating a beautiful German kitchen with Quartz worktops, fully integrated Bosch appliances, breakfast bar/island, underfloor heating and three skylights making this part of the home bright and ambient, along with bi-folding doors leading into the garden. Further benefits within the home include fully double glazed windows throughout along with a new boiler and mega flow system.



To the first floor you are met with three bedrooms and a separate family bathroom which is in stunning condition, to the second floor a master bedroom with modern en-suite shower room.

Outside the property has block paved off street parking, a low maintenance and manicured rear garden and an outbuilding incorporating a Jacuzzi, shower room, w.c and separate storage facility.

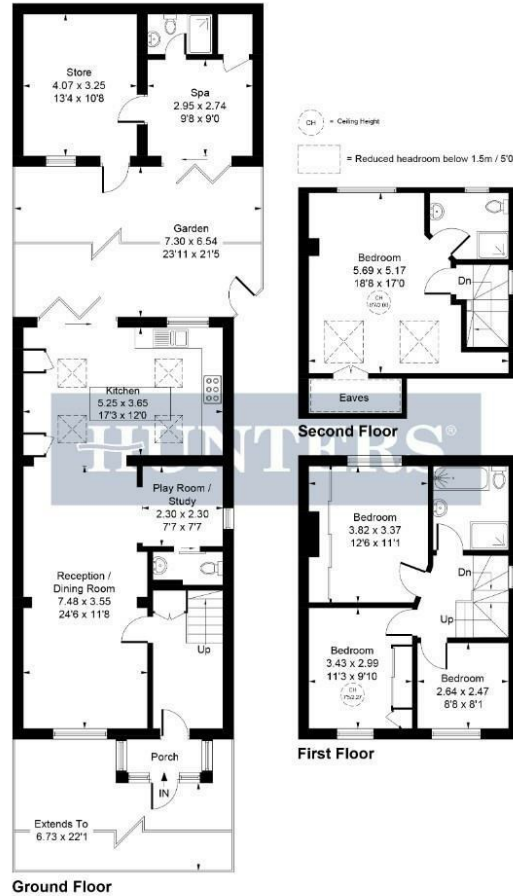
Marian Close is a quiet residential street, situated within a cul-de sac. You are a short distance to amenities, transport links and dual carriageways providing further access to neighboring locations, the M25/M40 motorway links, Heathrow Airport and nearby train stations. Viewings are highly recommended for this stunning home to truly understand the quality and space provided. Contact our branch to arrange an appointment.



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Approximate Gross Internal Area (Excluding Eaves)
 140.68 sq m / 1514 sq ft
 Outbuilding = 27.09 sq m / 292 sq ft
 Total = 167.77 sq m / 1806 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, 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			
(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.



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