



Maple Close, Hayes, UB4 9NH

- Five / Six Bedrooms
- Two Bathrooms & Separate Ground Floor WC
- Brilliant HMO Opportunity
- Parking on Street
- Viewings Advised

- Two Reception Rooms
- No Chain
- Vacant Possession
- Rear Garden
- EPC Rating C

Asking Price £525,000

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Situated in Maple Close, North Hayes is this spacious, five/six bedroom end of terraced townhouse being offered for sale with NO ONWARD CHAIN. The property is a blank canvas for its new owners and would suit a family looking for spacious accommodation or a HMO investor.

The property comprises entrance hall, ground floor wc, two reception rooms, fitted kitchen, ground floor bedroom and en suite, to the first floor you are met with 2/3 bedrooms and a separate bathroom and to the second floor an additional two bedrooms. Outside the property has its own front and rear gardens with parking available on street.

Maple Close is situated off Maple Road in North Hayes and is within close proximity to amenities, bus links and dual carriageway/motorway links. Viewings are highly recommended to digest the internal layout and space provided on this property. Within walking distance of local shops, restaurants, primary and secondary schools, this property places everyday essentials at your fingertips. Convenient transport links to Heathrow Airport, Brunel University, and Hillingdon Hospital, easy access to the A40.



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Total floor area 136.6 m² (1,470 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

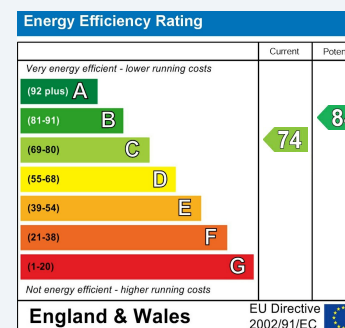
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.