

ALLDAY  
& MILLER



Maple Close, Hayes, UB4 9NH  
£500,000





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- Four Double Bedrooms
- Integral Garage
- Double Glazed Windows Including Front & Rear Doors
- Driveway Space For Two Cars
- Excellent Investment Opportunity (EPC C Rated)
- End Of Terraced Home
- Potential To Extend (STPP)
- Quiet Cul De Sac
- Cavity Insulation Throughout
- Loft Insulation

## Description

This charming semi detached house offers a perfect blend of comfort and modern living, making it an ideal family home. Spanning an impressive 1,271 square feet, the property boasts a sleek fitted kitchen and dining area, designed for both functionality and style, alongside a convenient downstairs WC.

The first floor features a well appointed reception room, a spacious bedroom, and a family bathroom.

The second floor features three additional bedrooms, complemented by another bathroom.

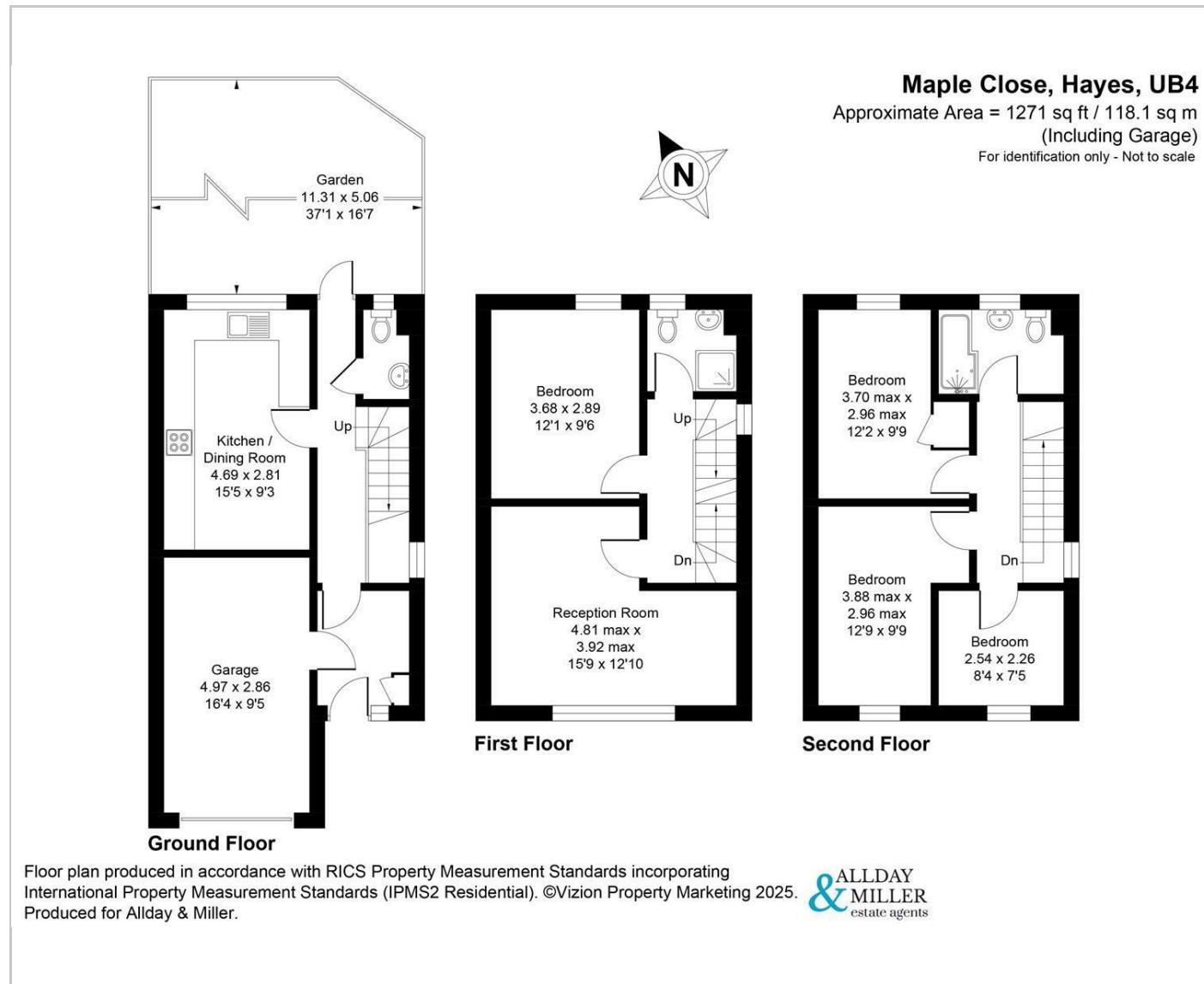
Outside, the property benefits from a front drive that accommodates off street parking, along with access to a garage. The private rear garden offers a peaceful retreat, ideal for outdoor entertainment.

## Situation

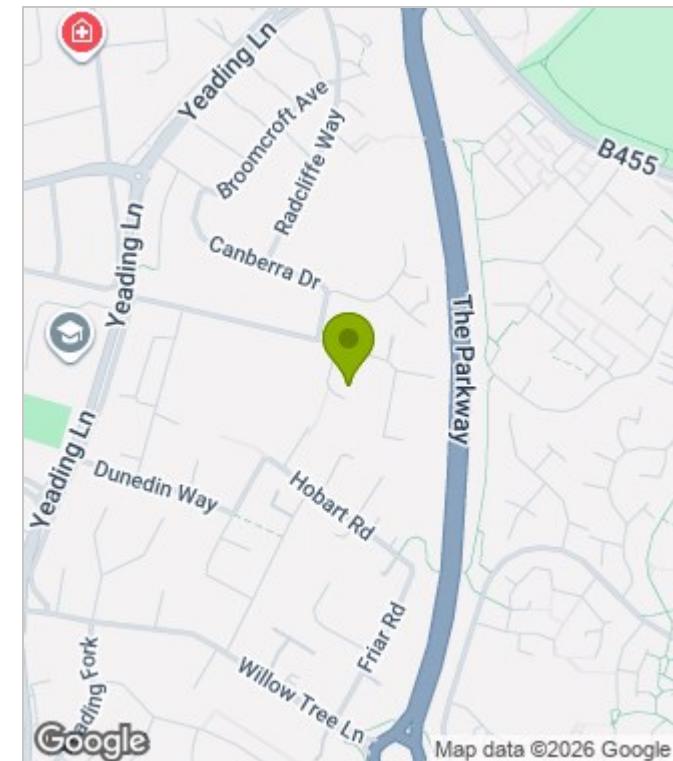
Maple Close with easy access to a variety of local amenities including Lombardy Retail Park and the Uxbridge Road with its array of shops and restaurants. Transport links here provide popular bus routes, the M4/A40 road links (providing access to London and The Home Counties), Heathrow Airport just a short drive away. The Elizabeth Line runs from Hayes & Harlington Station y making the commute into Central London a breeze. A number of highly rated schools including Yeading Primary School and Barnhill Secondary School also within close proximity.



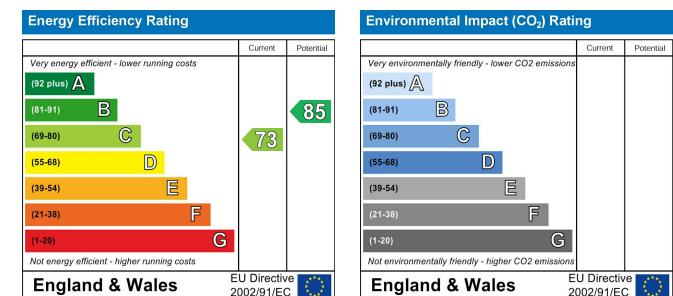
## Floor Plans



## Area Map



## Energy Performance Graph



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