



**HILTONS ESTATES**

**Maple Road**  
Hayes, UB4 9LR

- Newly built four-bedroom house with high-quality finishes.
- All bedrooms with fitted wardrobes; en-suite to fourth bedroom.
- Spacious kitchen, lounge, and garden access.
- Parking for up to two cars.

**Offers In Region Of £650,000**

EPC Rating '81'







## Property Description

Hiltons brings to market this newly built four-bedroom terraced house is designed to the highest standards, meeting the demands of today's market. All bedrooms are equipped with fitted wardrobes, and the fourth bedroom features an en-suite bathroom and is larger than average. The middle floor includes a family bathroom, while the ground floor offers a separate WC and a spacious, fully fitted kitchen with integrated white goods. The lounge is generously sized, with double-glazed French doors opening onto a beautiful garden with side access for added convenience. The property includes parking for up to two cars. Conveniently located off Yeading Lane, Barnhill School is right on your doorstep, and local shops, amenities, and transport links are within easy reach, providing quick access to the A40, Greenford, and Southall.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      | 81 B    | 90 B      |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements