



## 29 Coulter Close, Hayes, UB4 9QR

Welcome to this charming first-floor maisonette located on Coulter Close in Hayes. This modern and recently refurbished apartment offers a delightful living space, perfect for individuals, couples and families seeking comfort and convenience.

The property features a well-appointed reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The bedroom is spacious and thoughtfully designed, ensuring a restful retreat at the end of the day. The bathroom is modern, sleek and functional, catering to all your daily needs.

One of the standout features of this maisonette is the beautiful garden space, which offers a serene outdoor area for relaxation or enjoying a sunny afternoon. The property is also situated in a great school catchment area, making it an excellent choice for families looking to provide their children with quality education.

Conveniently located in Yeading, this home boasts easy access to major transport links, including the A312/A40, as well as proximity to Heathrow Airport, making it ideal for commuters and frequent travellers alike. Additionally, the property comes with a share of the freehold, providing added security and flexibility for future ownership.

- First-floor refurbished maisonette
- Spacious reception room
- Open-plan kitchen
- Private garden
- Share of the freehold
- Good transport link
- Close to local amenities
- Call today to secure a viewing!

**Asking Price £274,950**

# COULTER CLOSE HAYES UB4



## FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 527.86 SQ. FT / 49.04 SQ. M

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. FLOOR PLANS ARE NOT DONE TO "SCALE".

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			
		71	76
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		