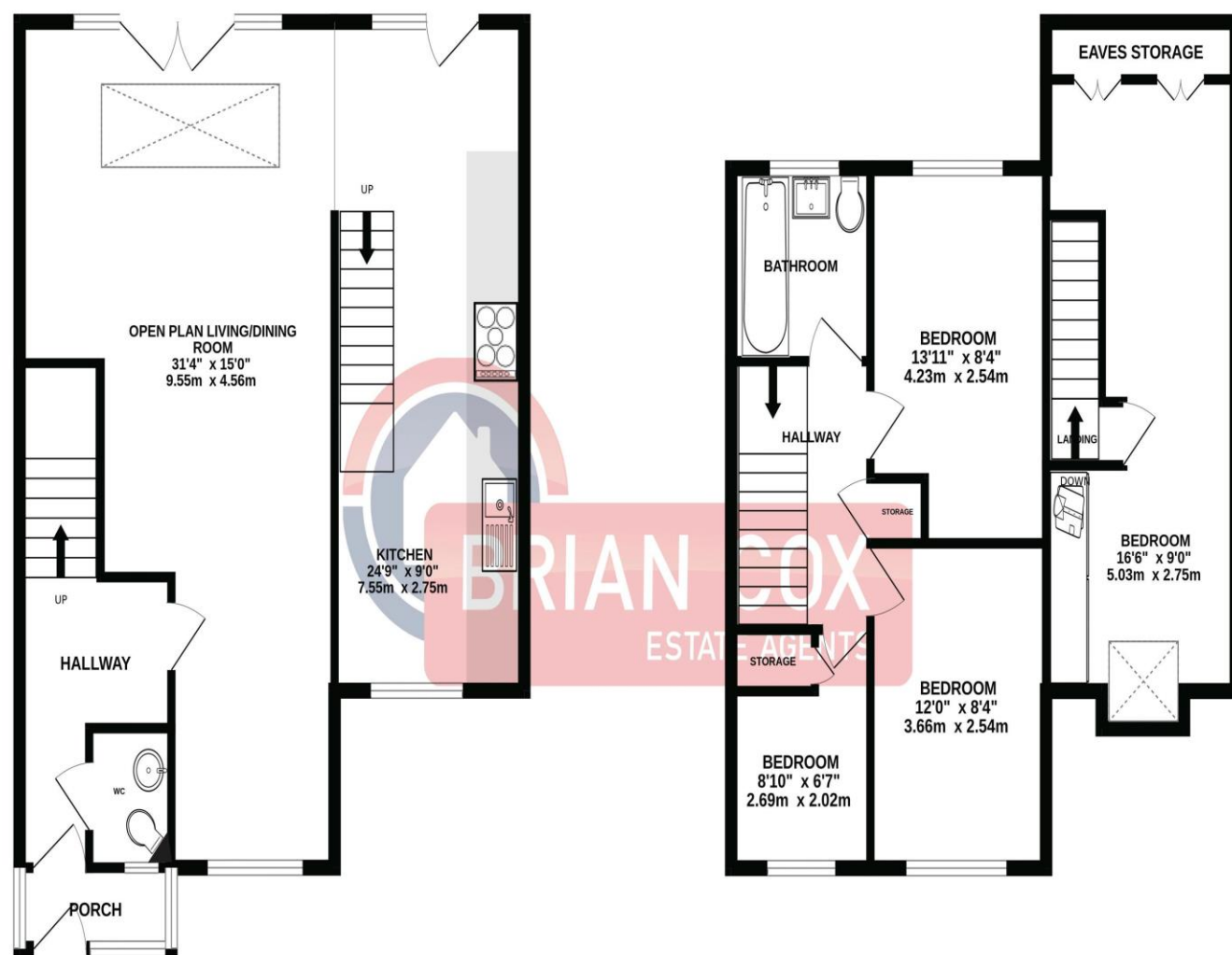


the floorplan...

GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.

1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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more details from...

call: **Brian Cox Greenford: 020 8842 4008**

email: **emma.gerald@brian-cox.co.uk**

web: **www.brian-cox.co.uk**



020 8842 4008
brian-cox.co.uk



Brian Cox and Company are delighted to bring to the market this rare opportunity to acquire an immaculate detached family home. This spacious property has been extended and is presented in excellent condition, ideal for buyers seeking a ready to move in family home. The property consists of four bedrooms, an open plan living/dining room with a good size fitted kitchen, downstairs w/c, a fully tiled family bathroom and ample storage. Further benefits include, triple glazing, gas central heating, a beautifully presented garden and off-street parking for multiple cars. Whether you're upsizing or buying your first family home, this property has it all smart layout, plenty of natural light throughout, and modern fittings, all within walking distance of everyday essentials. Arrange your viewing today to truly appreciate what this home has to offer!!!



£730,000
Freehold

Cosgrove Close, Hayes UB4 9RH

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



in brief...

- Four Bedroom
- Detached Family Home
- Immaculate Condition Throughout
- Off Street Parking
- Extended
- Triple Glazing
- Chain Free



the location...

nearest stations ...

Northolt (1.6 miles)
Southall (1.7 miles)
South Ruislip (1.9 miles)

Hayes is a town in West London, situated 13 miles (21 km) west of Charing Cross. Historically in Middlesex Hayes became part of the London Borough of Hillingdon in 1965.

Hayes's is only a short distance away where The Beck Theatre opened in 1977 and offers a wide range of touring shows in a welcoming modern building. The Beck is a community theatre, offering one-night concerts, comedy, drama, films, opera, and pantomime.

The area is served well by many local primary schools which include The Willows School, Viking Primary School, Durdans Park Primary School and Belmore Primary Academy.

If you have older children there are also local secondary schools nearby some of these include Barnhill Community High School, Greenford High School and John Chilton School.