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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 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.



Maple Close, Hayes, UB4
Approximate Area = 1271 sq ft / 118.1 sq m
(Including Garage)
For identification only - Not to scale

Ground Floor

Garden
11.31 x 5.06
37'1 x 16'7

Kitchen / Dining Room
4.69 x 2.81
15'5 x 9'3

Garage
4.97 x 2.86
16'4 x 9'5

Up

First Floor

Bedroom
3.68 x 2.89
12'1 x 9'6

Reception Room
4.81 max x
3.92 max
15'9 x 12'10

Up

Dn

Second Floor

Bedroom
3.70 max x
2.96 max
12'2 x 9'9

Bedroom
3.88 max x
2.96 max
12'9 x 9'9

Bedroom
2.54 x 2.26
8'4 x 7'5

Dn

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025.
Produced for Allday & Miller.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current 73	Potential 85	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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