



### Maple Road, Hayes, UB4 9LP

A well presented 3 bedroom extended semi detached house located in a popular residential area off Yeading Lane, convenient for local schools, shopping parades and transport links for Northolt, Ealing, A40 London, Southall and Hayes Town (Hayes & Harlington Elizabeth line underground station - Paddington within 20 minutes).

The property has gas central heating and double glazed windows, lounge, open plan to a separate dining room area and a kitchen extension. Upstairs has 3 bedrooms (master bedroom has a walk-in shower) there is also a modern bathroom and loft space suitable for conversion stpp. Outside has a rear garden of approx 80' and a detached garage via a narrow shared driveway. To the front is your own drive-in parking 2 cars.

**£500,000**

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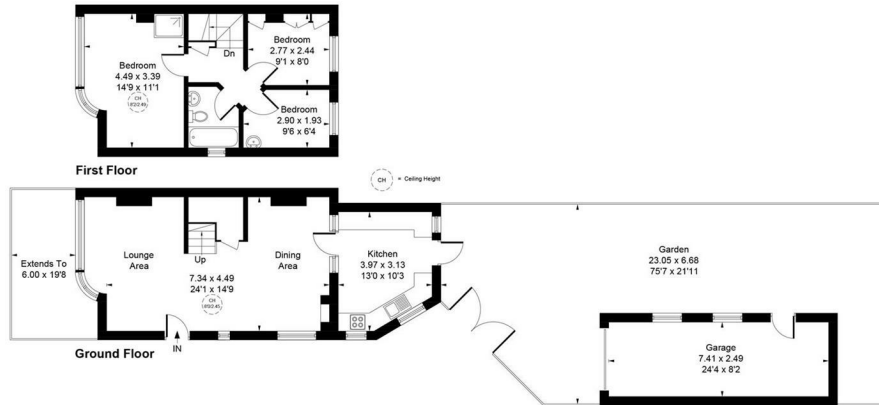
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Approximate Gross Internal Area = 85.14 sq m / 917 sq ft  
Garage = 18.88 sq m / 203 sq ft  
Total = 104.02 sq m / 1120 sq ft




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 purchase.

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## Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>79</p>	<p>79</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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