



## Coulter Close, Hayes, UB4 9QR

NO UPPER CHAIN FOR THIS EXTENDED 2 DOUBLE BEDROOM END OF TERRACED HOUSE WITH PROBABLY ONE OF THE LARGEST GARDENS ON THIS DEVELOPMENT (approx 90' x 30') PROVIDING EXCELLENT POTENTIAL TO CREATE REAR ACCESS FOR ADDITIONAL PARKING/GARAGE STPP.

Located within this popular modern style development convenient for access to Northolt (central line) station, the A40 London and Hayes-by-Pass for Heathrow, M4 London and Hayes & Harlington Elizabeth line station. Also close by are a LIDL and Tesco Superstore + the picturesque Willow Tree Marina and nature park on the Grand Union Canal.

This well presented property has gas central heating and double glazed windows with the accommodation providing an entrance hall, lounge/dining room, modern fitted kitchen and a double glazed conservatory. Upstairs has 2 double bedrooms and a modern bathroom + plumbed shower and loft storage space. Outside has a 90' X 30' lawned rear garden with a raised sun terrace at each end, garden shed and side access gate. You also have an allocated parking space within the residence parking area.

**Asking Price £459,950**

Tel: 020 8573 9922 Fax: 020 8569 3495

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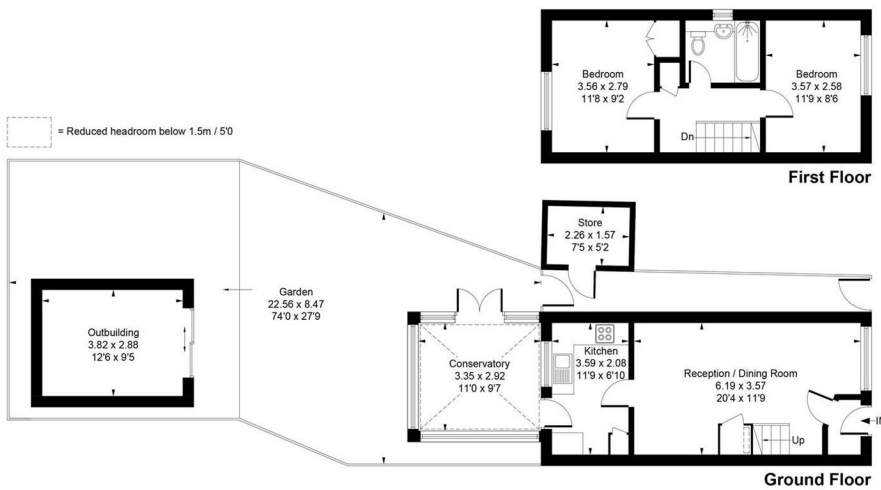
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Approximate Gross Internal Area = 72.04 sq m / 775 sq ft  
 Store = 3.60 sq m / 39 sq ft  
 Outbuilding = 11.54 sq m / 124 sq ft  
 Total = 87.18 sq m / 938 sq ft



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>70</p>	<p>89</p>

**England & Wales**

EU Directive  
2002/91/EC



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