



## Cosgrove Close, Hayes, UB4 9RH

A TRULY STUNNING 4 BEDROOM EXTENDED AND DETACHED 'BOVIS' BUILT HOUSE.

THE CURRENT OWNER HAS SPARED NO EXPENSE REFURBISHING THIS PROPERTY INTO SOMETHING VERY SPECIAL AND HAS CREATED A HOME TO BE VERY PROUD OF.

The property boasts an abundance of high spec features including new doors and triple glazed windows, 25' luxury kitchen to include appliances, 31' open plan lounge/dining room, engineered wood flooring to the ground floor with under floor heating, marbled downstairs cloakroom and upstairs luxury bathroom, 4 bedrooms, quality fitted carpets, re-wiring and plumbing, brick paved own driveway and a landscaped rear garden with feature pond and detached timber summerhouse.

Cosgrove Close is situated on the much sought after Glencoe development near to Teaco superstore and the picturesque Willow Tree Marina. Easy access is available onto the Hayes-By-Pass for Northolt central line station, A40 London, Hayes & Harlington Elizabeth line station, Heathrow and the M4 London.

**Asking Price £730,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

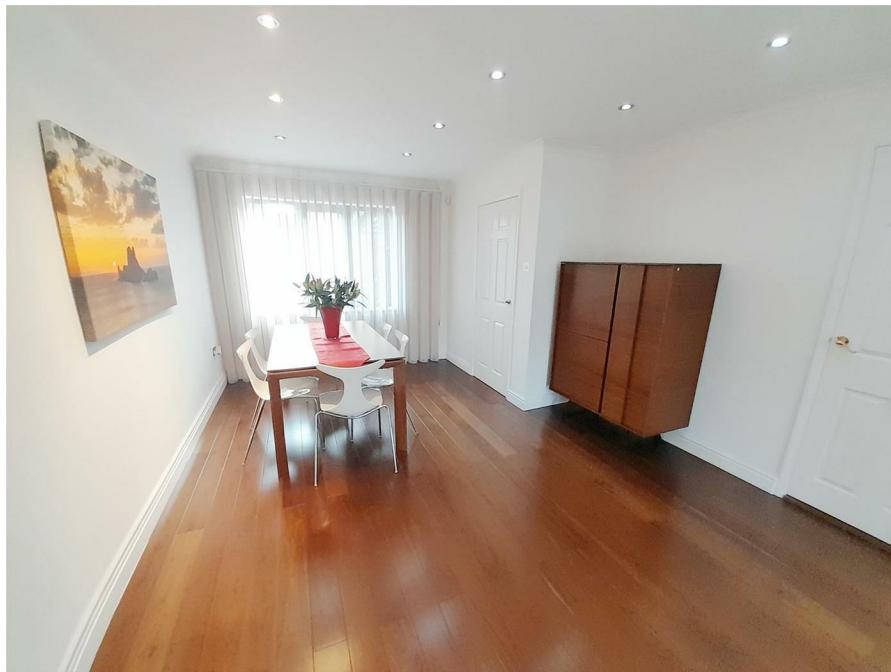
254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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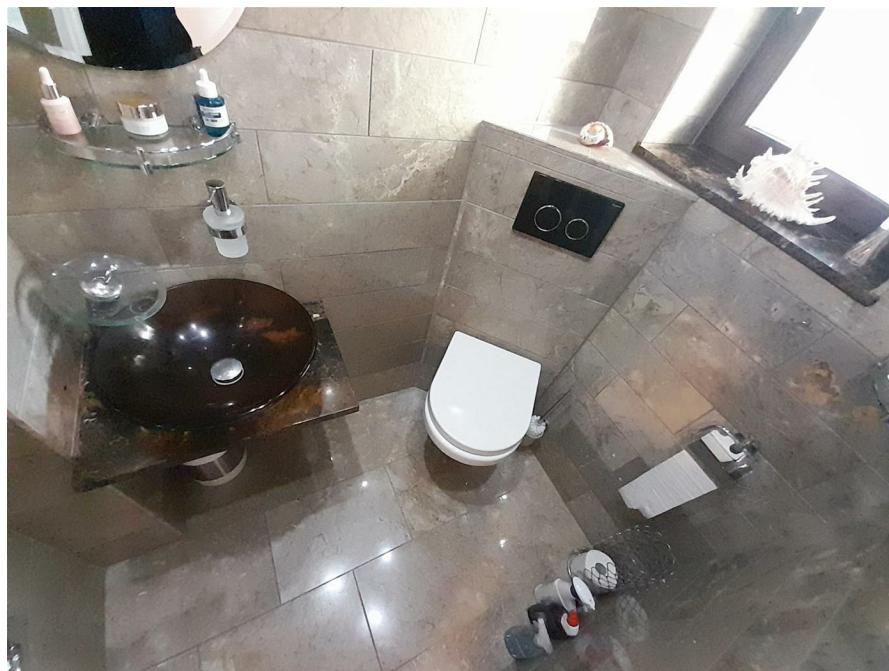
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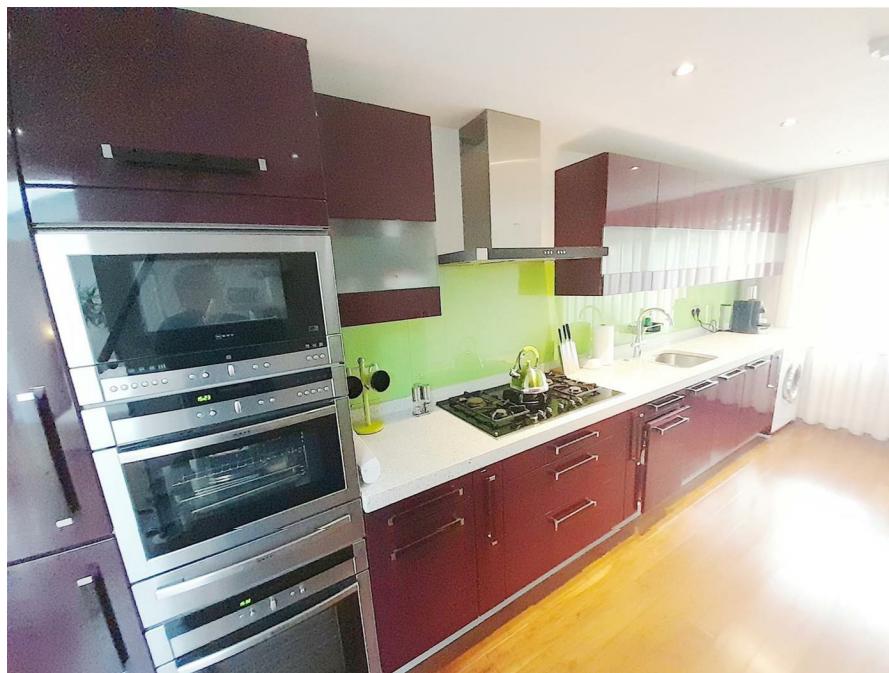
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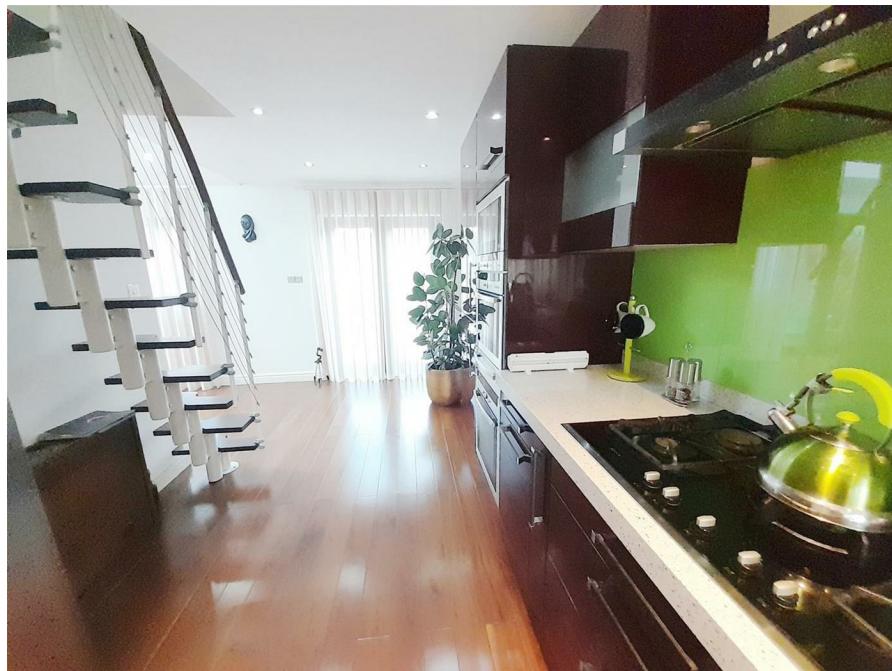
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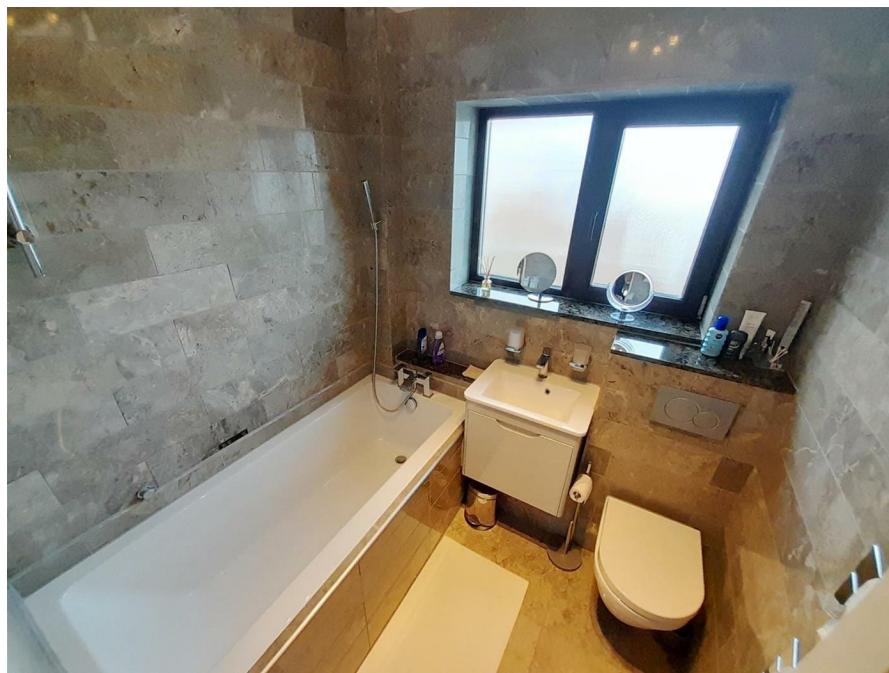
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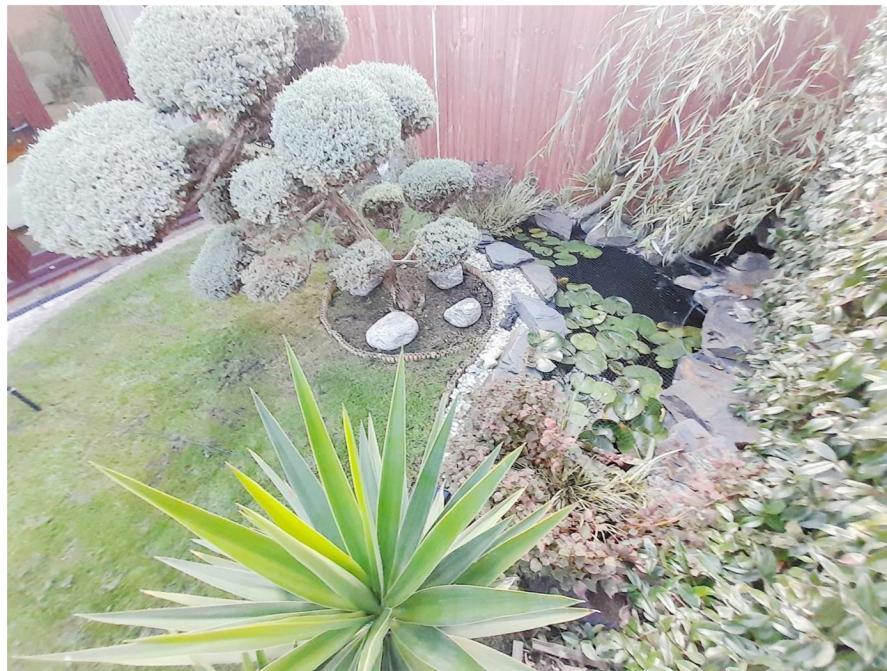
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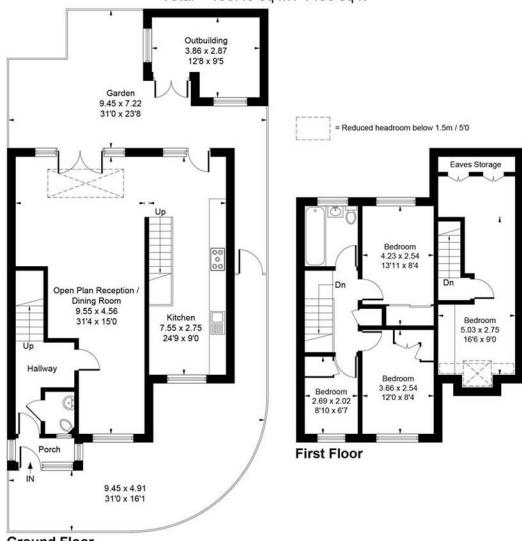
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Approximate Gross Internal Area (Excluding Eaves Storage) = 123.70 sq m / 1331 sq ft  
 Outbuilding = 9.70 sq m / 105 sq ft  
 Total = 133.40 sq m / 1436 sq ft



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 purchaser.

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## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | 82  |
| (69-80) <b>C</b>                                   | 73                         |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

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