



### Coulter close, Hayes, Middlesex, UB4 9QR

Charrison David are delighted to offer for sale this larger than average 1 bedroom 'Chelsea Style' first floor maisonette offered for sale in excellent condition and sold with the advantage of no upper chain. The property has undergone a programme of complete refurbishment throughout in recent years in order to come to the market in " turn key " condition. Accommodation comprises large reception rooms, re fitted modern kitchen, double bedroom with with fitted wardrobes, and large luxury bathroom, externally there's an allocated parking space and lovely landscaped rear garden ideal for entertaining. AN IDEAL FIRST TIME BUY, DOWNSIDE OR RENTAL INVESTMENT.

Located on a quiet & popular residential cul de sac close to the picturesque Yeading Marina, Tesco and other local shops. Bus routes with direct access to Greenford Broadway are within walking distance Hayes By pass. Excellent road links such as A40 / Western Ave and Hayes By Pass are also close by.

**£254,950**

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

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

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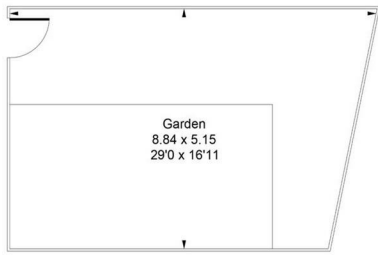


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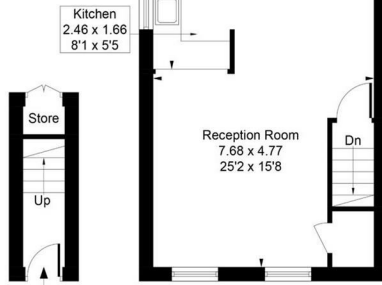


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Approximate Gross Internal Area  
49.04 sq m / 528 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor First Floor

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>71</p>                          | <p>76</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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