



## £230,000 Leasehold

Maple Road, Hayes, UB4

Garden Gem! Simple Estate Agents are delighted to present this spacious ground-floor garden apartment. The property features generously sized rooms, a versatile bonus room perfect as a study or children's space, a sleek modern bathroom, and a large private rear garden accessible through patio doors from the living room. Conveniently situated near Barn Hill School, excellent transport links, and local amenities, this property is an ideal choice for first-time buyers or savvy buy-to-let investors.

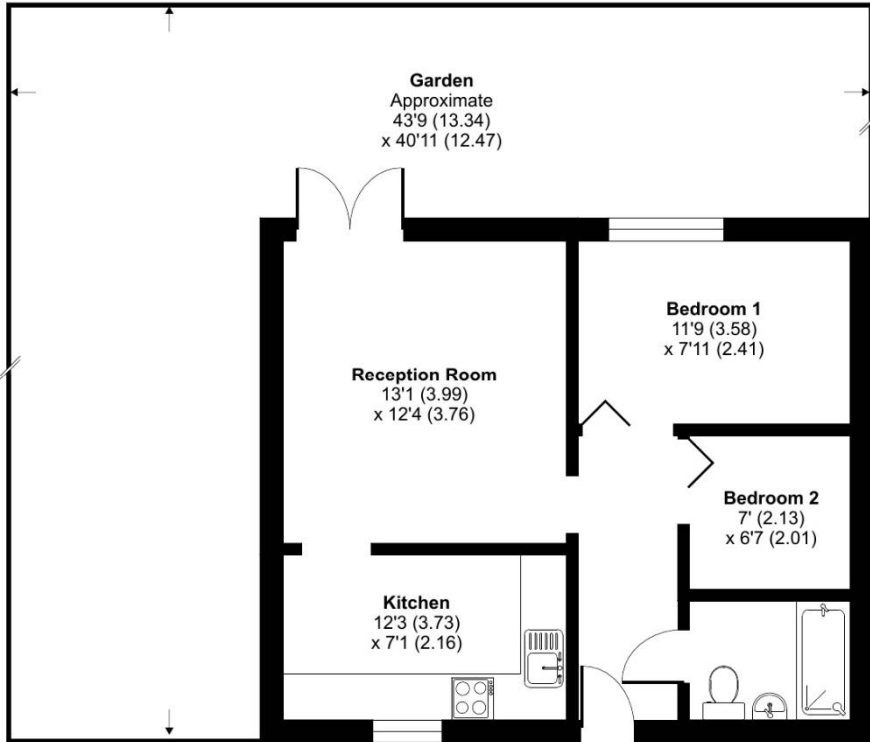
t. 020 8573 4663 f. 020 8561 2606 w. [www.simpleEA.com](http://www.simpleEA.com) e. [info@simpleEA.com](mailto:info@simpleEA.com)

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Approximate Area = 513 sq ft / 47.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Simple Estate Agents. REF: 1221133

## Directions

Coldharbour Lane Hayes UB3 3ES, UK Head north-east towards Hunters Grove 138 ft Turn left onto Hunters Grove 128 ft Turn right onto Coldharbour Ln 0.7 mi Continue onto Yeadon Ln 1.1 mi Turn right onto Maple Rd Destination will be on the left 0.3 mi Maple Road Hayes UB4 9NG, UK

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.