

## Marian Close Hayes UB4 9DA

Price Guide: £569,950



Bennett Holmes are pleased to offer this 4 bedroom, 3 bathroom, extended semi detached family house in immaculate condition throughout located on a quiet residential cul de sac in Hayes. The property is within easy reach of shopping facilities and bus links. The property measures over 119 sq metres over three floors. Other benefits include a full width rear extension, a loft conversion, a downstairs WC, a master bedroom with an en suite, a modern fitted kitchen with integrated appliances, a garage via a shared driveway and off street parking. An Internal viewing is highly recommended.

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**FREEHOLD**  
London Borough of Hillingdon  
Council tax band D -  
£1,605.33  
EPC =C

Offices in: Northolt & Pinner

**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





- FOUR BEDROOMS
- EXTENDED
- SEMI DETACHED HOUSE
- IMMACULATE CONDITION THROUGHOUT
- THROUGH LOUNGE
- DOWNSTAIRS WC
- MASTER BEDROOM WITH EN SUITE
- OFF STREET PARKING

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## Accommodation

The accommodation briefly comprises an enclosed porch, with a front door which opens into the entrance hall with an arch to the modern kitchen and a door to the extended through lounge. The modern kitchen is fitted with wall and base level units and integrated NEFF appliances to include; a double oven, an induction 5 ring hob, a dishwasher and fridge freezer. The open plan kitchen has an archway to the dining area. The extended through lounge has an electric feature fireplace and leads to the extended open plan dining area which has plumbing for a washing machine and tumble dryer and doors to the downstairs w.c. and garden. The ground floor has Amtico flooring throughout. Stairs lead to the first floor landing with access to three bedrooms and the family bathroom. The modern family bathroom is fitted with a shower, bath, sink and WC. Stairs then lead to the master bedroom which has ample storage by way of the built-in eaves cupboards and an en suite shower room comprising a shower cubicle, wash hand basin and low level w.c. The property is in immaculate condition throughout. Outside the property is off street parking for 2/3 cars and a garage via a shared driveway. There is a security alarm system fitted to the house.

