

ALLDAY
& MILLER

ALLDAY
& MILLER
FOR SALE
020 8748 2000

Cosgrove Close, Hayes, UB4 9RH
£730,000





Cosgrove Close, Hayes, UB4 9RH

£730,000

- Four Bedroom
- Immaculate Condition
- Large Corner Plot
- Underfloor Heating Throughout Ground Floor
- Quiet Residential Location
- Detached House
- Extended To The Side & Rear
- Driveway Space for 3-4 Cars
- Outbuilding/Summer House
- Chain Free

Description

This charming house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient downstairs WC, an open plan reception/ dining room is both bright and airy, creating a warm atmosphere for family gatherings. The fitted kitchen completes this floor.

Rising to the first floor, you will find three generously sized bedrooms, providing ample space for relaxation and rest. The family bathroom is thoughtfully designed to cater to the needs of the household.

Outside, the property boasts a front drive that allows for off-street parking. The private rear garden perfect for dining and entertainment. Additionally, there is an outbuilding, which can serve various purposes, from a home office to a storage area.

Situation

Cosgrove Close situated on the Glencoe development. This popular residential area is close to Tesco Superstore, Starbucks and the admired Yeading Marina. Transport links on the doorstep for the A40/London M4/M25, Ealing, Heathrow airport, Uxbridge & Hayes Town. For the commuters Hayes & Harlington station with the Elizabeth line is just a short drive away. The area is served by many highly regarded schools including Barnhill community high school and Belmore Primary School.



Cosgrove Close, UB4

Approximate Area (Excluding Eaves Storage) = 1331 sq ft / 123.7 sq m
Outbuilding = 105 sq ft / 9.7 sq m
Total = 1436 sq ft / 133.4 sq m
For identification only - Not to scale

The floor plan consists of two main sections: the Ground Floor and the First Floor. The Ground Floor is a large, irregularly shaped space with a curved boundary on the right side. It includes an Outbuilding (3.86 max x 2.87 max, 12'8 x 9'5) at the top right, a Garden (9.45 x 7.22, 31'0 x 23'8) below it, and a large Open Plan Reception / Dining Room (9.55 max x 4.56 max, 31'4 x 15'0) in the center. To the right of the reception area is a Kitchen (7.55 x 2.75, 24'9 x 9'0). A Hallway connects the reception area to a Porch at the bottom left. Stairs labeled 'Up' lead to the First Floor. The First Floor is a smaller, more rectangular space. It includes four Bedrooms: one at the top (4.23 max x 2.54 max, 13'11 x 8'4), one on the right (5.03 min x 2.75 max, 16'6 x 9'0), one at the bottom right (3.66 max x 2.54 max, 12'0 x 8'4), and one at the bottom left (2.69 max x 2.02 max, 8'10 x 6'7). A central staircase labeled 'Dn' leads down to the Ground Floor. A dashed box indicates 'Reduced headroom below 1.5m / 5'0'. A legend shows a dashed box with the text '= Reduced headroom below 1.5m / 5'0'. A north arrow is located in the top left corner.

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

ALLDAY & MILLER
estate agents

A map of the Yeadon area in Leeds. The map shows a network of roads including Radcliffe Way, The Parkway, Hobart Rd, and Friar Rd. A blue river flows along the left side of the map. Two green circular markers with white centers are placed on the map: one at the top right labeled 'Rectory Park Football Centre' and another at the bottom right labeled 'Yeadon Boxing Club'. A yellow pin marker is also visible in the center of the map. The Google logo is in the bottom left corner, and 'Map data ©2025 Google' is in the bottom right corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		82	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.