



## **Maya House, Farine Avenue, Hayes**

- Fifth Floor Apartment
- Two Bathrooms
- Large Private Terrace
- Allocated Parking
- No Chain
- Two Bedrooms
- Open Plan Living
- Immaculate Condition
- Gym Facilities & Communal Grounds
- EPC Rating: B

**Guide Price £480,000**

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# Maya House, Farine Avenue, Hayes

## DESCRIPTION

Situated on the fifth floor of the modern and well-maintained Maya House development, this immaculate two-bedroom, two-bathroom apartment offers stylish contemporary living in a highly convenient Hayes location.

The property boasts a bright and spacious open-plan living area, complemented by a modern fitted kitchen featuring integrated appliances, sleek cabinetry, and ample worktop space—ideal for both everyday living and entertaining. Both bedrooms are generously sized, with the principal bedroom benefiting from a modern en-suite shower room, while a second well-appointed family bathroom serves the remainder of the apartment.

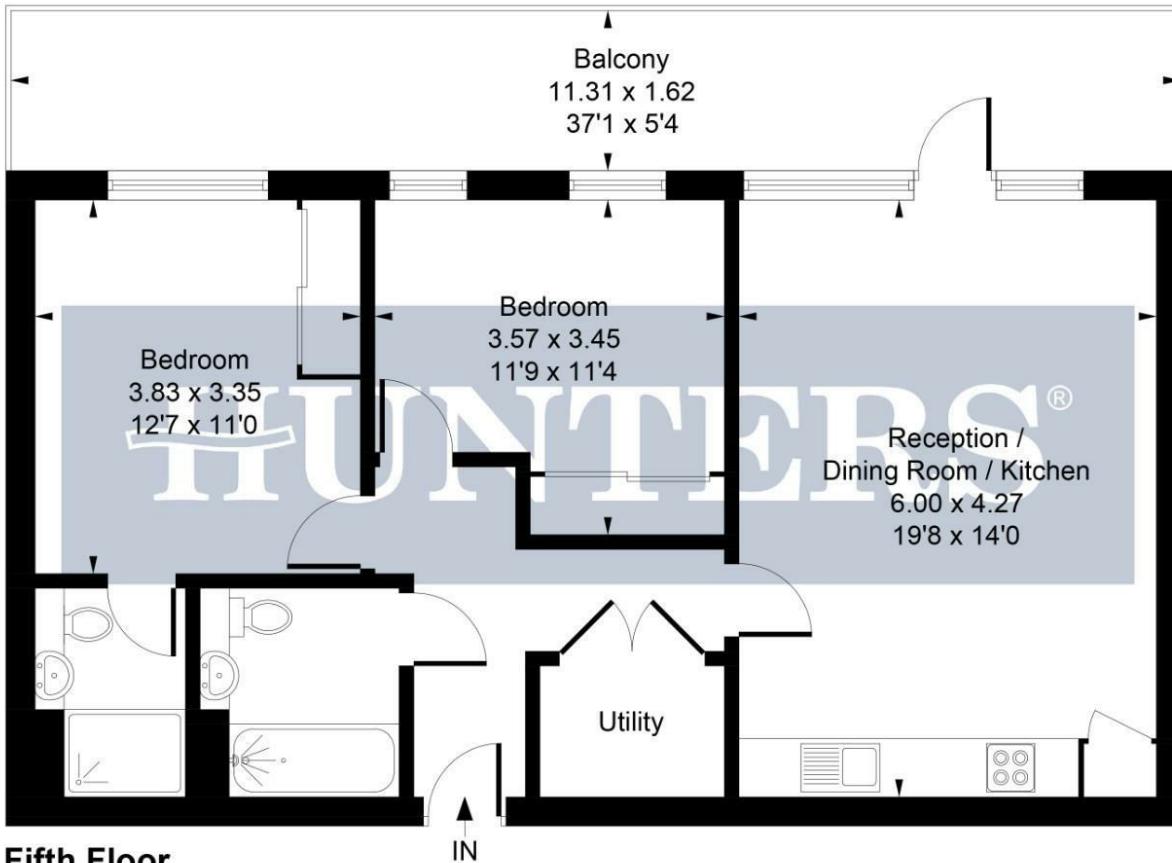
A key highlight of the property is the large private terrace, providing an excellent outdoor space for relaxing, with elevated views across the surrounding area. Additional benefits include allocated parking, access to on-site gym facilities, and well-kept communal grounds, further enhancing the appeal of this development.

The property is ideally located for Hayes & Harlington Station, offering excellent transport links via the Elizabeth Line, as well as easy access to local shops, amenities, green spaces, and major road connections including the A312, A40, and M4.





Approximate Gross Internal Area  
71.37 sq m / 768 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.

Produced for Hunters

#### Viewings

Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.