

## Copthorne Mews, Hayes, UB3 4BN

- Detached House
- Ground Floor WC
- Off Street Parking
- No Chain
- Vacant Possession
- Three Double Bedrooms
- Open Plan Living
- Rear Garden
- Cul De Sac Location
- EPC Rating C

**Asking Price £420,000**



# Copthorne Mews, Hayes, UB3 4BN

## DESCRIPTION

**\*\*We are acting in the sale of the above property and have received an offer of £405,000 on the above property.**

**Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place\*\***

**\*\*\*DISCLAIMER\*\*\*** Please note that there is no gas supply connected to the property and the property is electric only. A gas connection cannot be installed.

Situated in a quiet cul-de-sac, this well-presented detached house offers spacious and versatile accommodation throughout, making it an ideal home for families or buyers looking for extra living space. The property features three generous double bedrooms, providing plenty of room for a growing family, guests, or home working.

The ground floor has a bright and inviting open-plan living area that flows seamlessly into the dining and kitchen spaces, offering a perfect environment for everyday family life and entertaining. A convenient ground floor WC adds practicality for both residents and visitors.

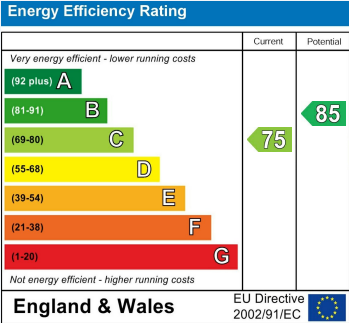
Externally, the property benefits from off-street parking for multiple vehicles and a private rear garden, providing a safe and low-maintenance outdoor area for children, pets, or outdoor entertaining. The combination of internal space, outdoor amenities, and parking makes this property highly functional for modern living.





# 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.

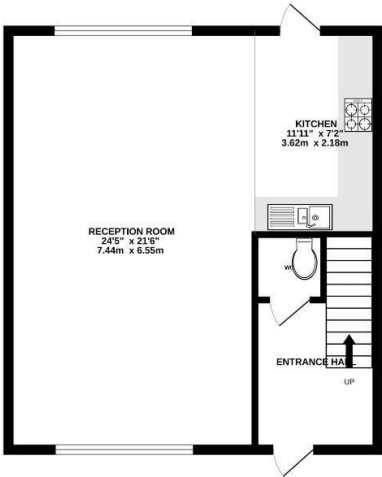


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

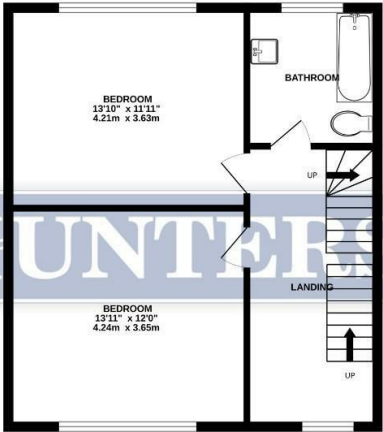
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal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



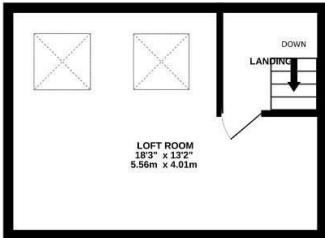
GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



2ND FLOOR  
243 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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.



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