

## Larch Crescent, Hayes

- First Floor Maisonette
- Fitted Kitchen
- Large Reception Room
- Allocated Single Garage
- Easy Access to A312/A40 Dual Carriageway Links
- Two Bedrooms
- Three Piece Bathroom
- Private Garden w/ Rear Access Parking
- Walking Distance to Amenities & Bus Links
- EPC Rating: C

**Asking Price £325,000**

**Tenure: Leasehold**

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# Larch Crescent, Hayes

## DESCRIPTION

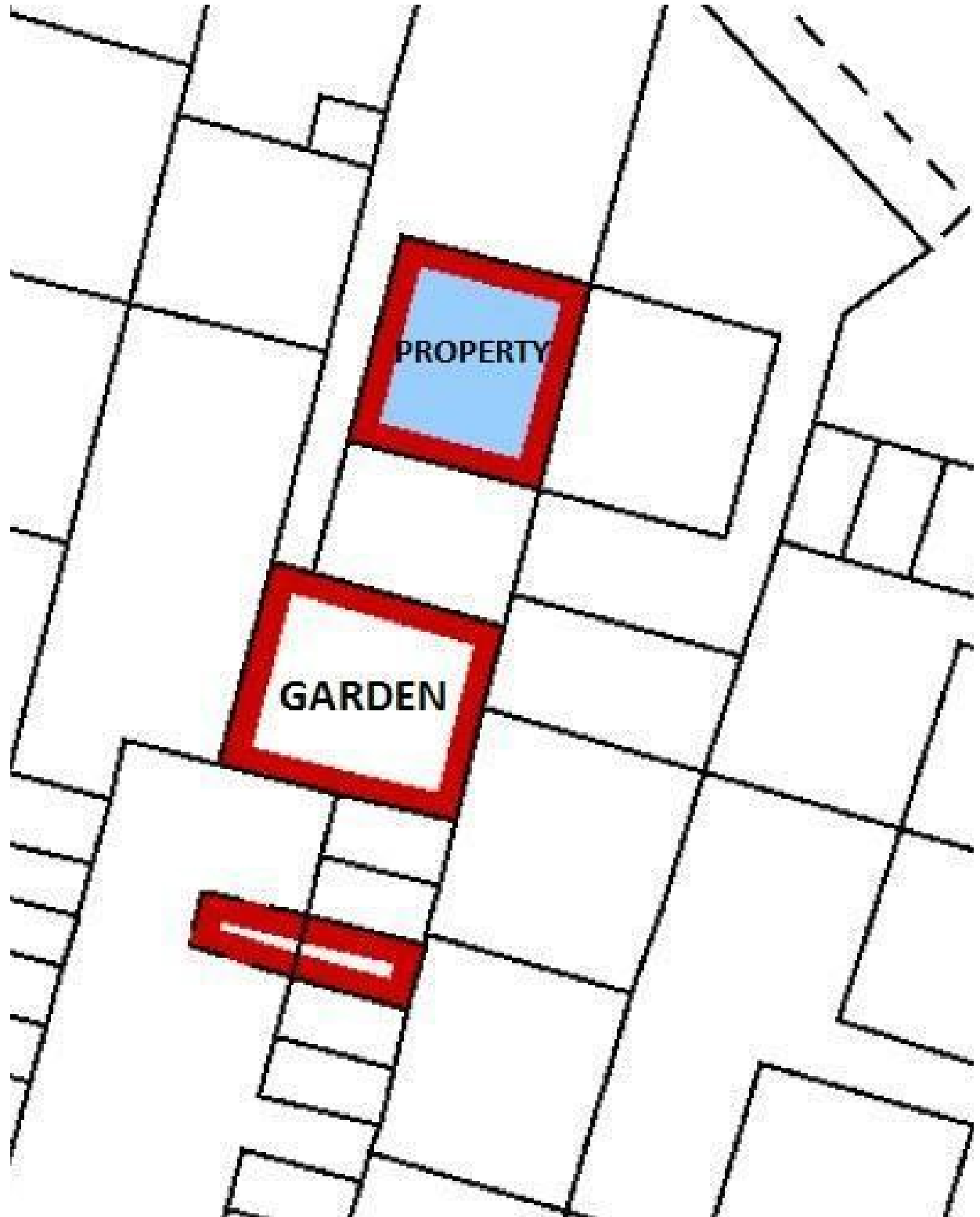
A spacious, two bedroom first floor maisonette situated on Larch Crescent in North Hayes. The property is ideal for first time buyers looking to get on to the property ladder or a long term buy to let investment offering a potential gross yield of 5.5%.

The property comprises ground floor entrance hall to the first floor landing, two bedrooms, large reception room, three piece bathroom suite and a separate fitted kitchen, fitted storage cupboards are also available on the landing and in the second bedroom. Outside, the property has its own private garden with part lawn, part patio. There is rear access via Mimosa Road and a parking space for a car along with a single garage in a block to the rear.

Larch Crescent is within easy reach to amenities, bus links and local schools. You are a short drive away from the A312/A40 dual carriageway links providing further access to the M25/M40 motorways, Heathrow Airport and surrounding areas. The Hayes & Harlington & Northolt Train Stations are also within commuting range servicing the Elizabeth, Piccadilly and Metropolitan lines.

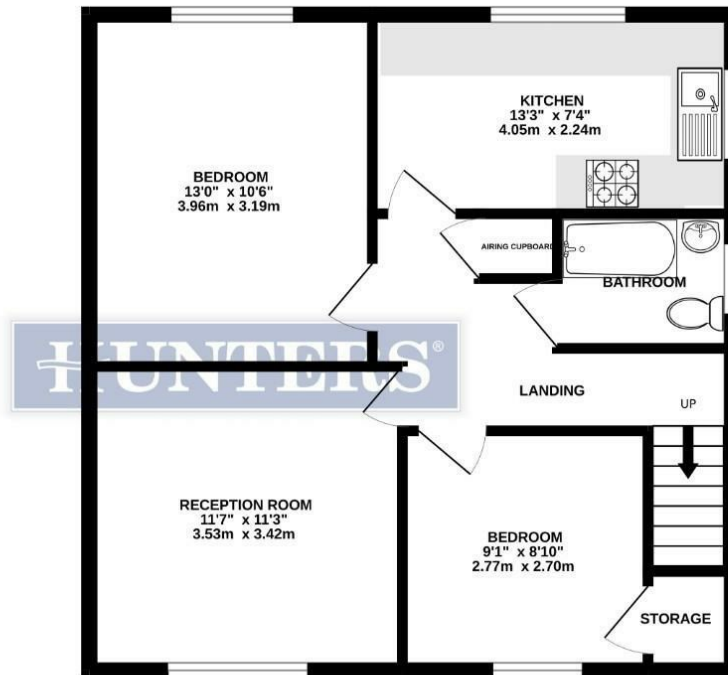






GROUND FLOOR  
22 sq.ft. (2.0 sq.m.) approx.

FIRST FLOOR  
576 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 603 sq.ft. (56.0 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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## Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



Council Tax:

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

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