



## Larch Crescent, Hayes, UB4 9EB

- Two Bedrooms
- Private Garden
- Good Condition Throughout
- Modern Bathroom Suite
- No Service Charge
- First Floor Maisonette
- Allocated Garage
- Modern Fitted Kitchen
- Large Reception Room
- EPC Rating: C

**Asking Price £315,000**





# Larch Crescent, Hayes, UB4 9EB

## DESCRIPTION

Situated on Larch Crescent in North Hayes is this spacious and well presented, two bedroom first floor maisonette. The property is offered for sale in good condition throughout and would suit a first time buyer looking to get onto the property ladder or a buy to let investor with a potential gross yield of 6%.

The property comprises entrance hall to landing, separate reception room, two double bedrooms, separate bathroom suite and modern fitted kitchen. Outside, the property has its own private garden along with an allocated garage with space for parking. Further benefits include gas central heating and double glazing throughout.

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.



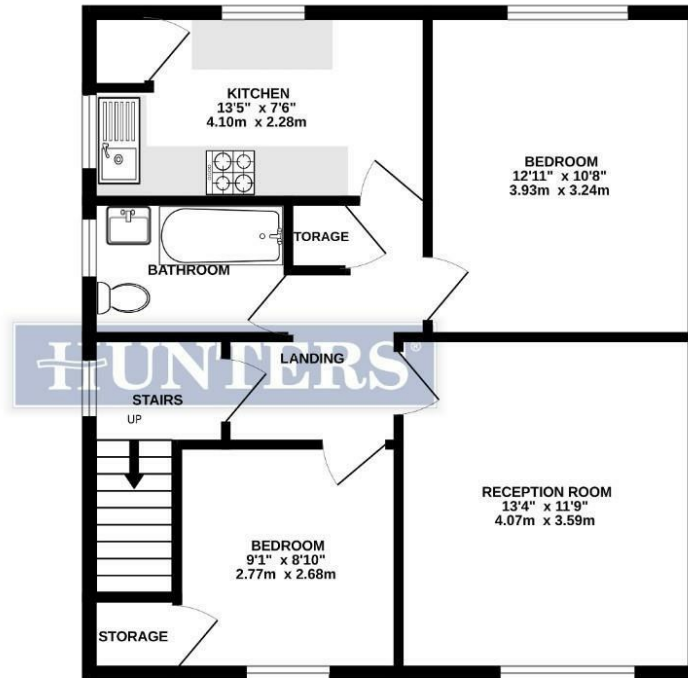
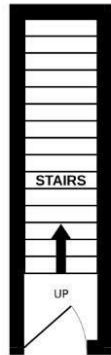






GROUND FLOOR  
47 sq ft. (4.3 sq m.) approx.

FIRST FLOOR  
632 sq ft. (58.7 sq m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.0 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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### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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