

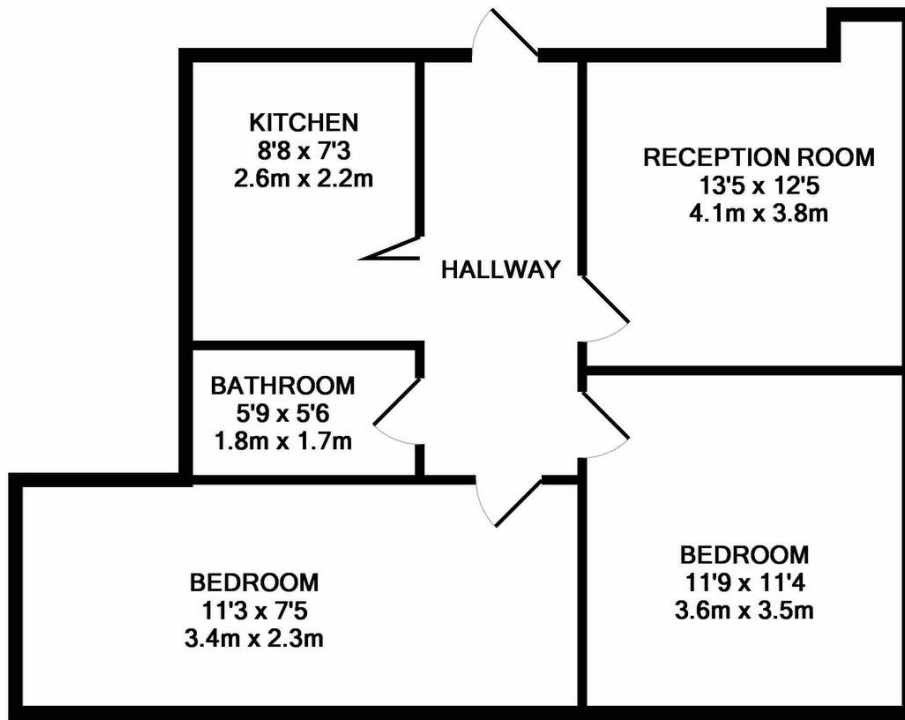


## Larch Crescent | Hayes | UB4 9DS

£280,000

Hiltons brings to the market this spacious 2 bedroom Ground Floor Flat situated in a residential area of Hayes. The flat comprises of a living room with bay window, kitchen, 2 spacious double bedrooms and a family bathroom. There is wooden flooring throughout. Transport links are close to Heathrow, M4, A312, and A40. Local shops, schools and amenities are nearby. This property is a brilliant opportunity for first-time buyers and Ideal for Investors!!! Viewings Highly Recommended!!!

- Ground floor 2 Bedroom spacious flat
- Good transport links to Heathrow, M4, A312 and A40
- Local schools, shops and amenities close by
- Ideal opportunity for First time buyers or investors!!!
- Long Lease 100years, low service charge and ground rent



TOTAL APPROX. FLOOR AREA 597 SQ.FT. (55.4 SQ.M.)

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. 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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## Contact Details

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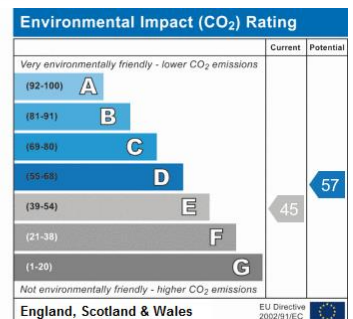
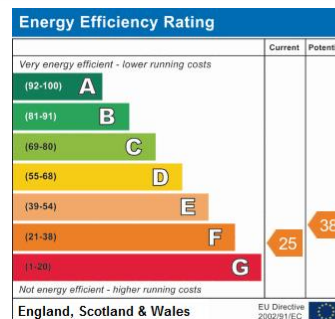
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements