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Larch Crescent, Hayes, UB4 9DP
£550,000





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- Four Bedrooms
- Corner Plot
- Potential To Extend STPP
- Driveway
- Walking Distance To Amenities
- Three Bathrooms
- Freehold
- Private Garden
- Chain Free
- Good Transport Links

Description

Welcoming to the market this four bedroom three bathroom home situated on a corner plot. With no onward chain and potential to extend further making this perfect for a growing family or investors alike.

This semi detached property brought to the market comprises of an inviting entrance porch, spacious reception room, dining room, downstairs WC, modern fitted kitchen and a conservatory providing access to the rear garden. There's also an extended side area with an additional bedroom, second kitchen, and shower room which can be separated from the main house if needed.

Rising to the first floor enjoys three bedrooms and a family bathroom.

A front driveway space for off street parking. To the rear boasts a private garden for outdoor entertainment.

Situation

Larch Crescent situated in the heart of Hayes very accessible to the Yeading Marina and Uxbridge Road. Highly regarded schools including Grange Park primary school and Barnhill Community High School. The Elizabeth Line runs from Hayes & Harlington Station being just a short drive away making the commute into central London a breeze. Several local bus links and the M4 & A40 motorway providing access to London and the Home Counties.



Larch Crescent, Hayes, UB4
Approximate Area = 1570 sq ft / 145.9 sq m
(Excluding Void)
For identification only - Not to scale

Ground Floor

Bedroom
5.67 max x
3.61 max
18'7 x 11'10

Kitchen
4.18 x 2.21
13'9 x 7'3

Dining Room
6.13 max x
3.07 max
20'1 x 10'1

Reception Room
6.13 x 3.09
20'1 x 10'2

Utility
3.24 x 2.44
10'6 x 8'0

Conservatory
5.27 x 2.85
17'3 x 9'4

Garden
6.78 x 6.52
22'3 x 21'5

Up

Extends To
5.10 x 16'9

First Floor

Bedroom
4.02 max x
3.07 max
13'2 x 10'1

Bedroom
4.02 max x
3.09 max
13'2 x 10'2

Bedroom
2.80 x 2.16
9'2 x 7'1

Void

Dn

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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A map of the Brookside area. The map shows a network of roads including Yeeding Ln, Yeeding Fork, Willow Tree Ln, Friar Rd, Glencoe Rd, and The Parkway. A green pin is located on The Parkway, just south of the intersection with Willow Tree Ln. The Yeeding Brook is shown flowing through the area, with a green shaded region indicating a park or natural area. The map is labeled with 'Brookside' in the lower right. The Google logo is in the bottom left, and 'Map data ©2025 Google' is in the bottom right.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current 72	Potential 82	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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