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& MILLER



Larch Crescent, Hayes, UB4 9DP  
£460,000

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**Larch Crescent, Hayes, UB4 9DP**

**£460,000**

- Three Bedrooms
- Potential To Extend (STPP)
- Driveway
- Good Schools Nearby
- Freehold
- Chain Free
- EPC Rating C
- Great Transport Links

## Description

Presented to the market in good order, this three bedroom freehold house situated in the heart of Hayes. The property is being sold chain free.

This spacious and inviting property offers the perfect blend of traditional charm and modern convenience, making it an excellent choice for growing families, first-time buyers, or buy-to-let investors.

The ground floor consists of a welcoming entrance, generously sized reception room leading into which gives access to the garden, fully fitted kitchen and storage space.

The first floor enjoys three bedrooms(two doubles and a spacious third) and a family bathroom suite.

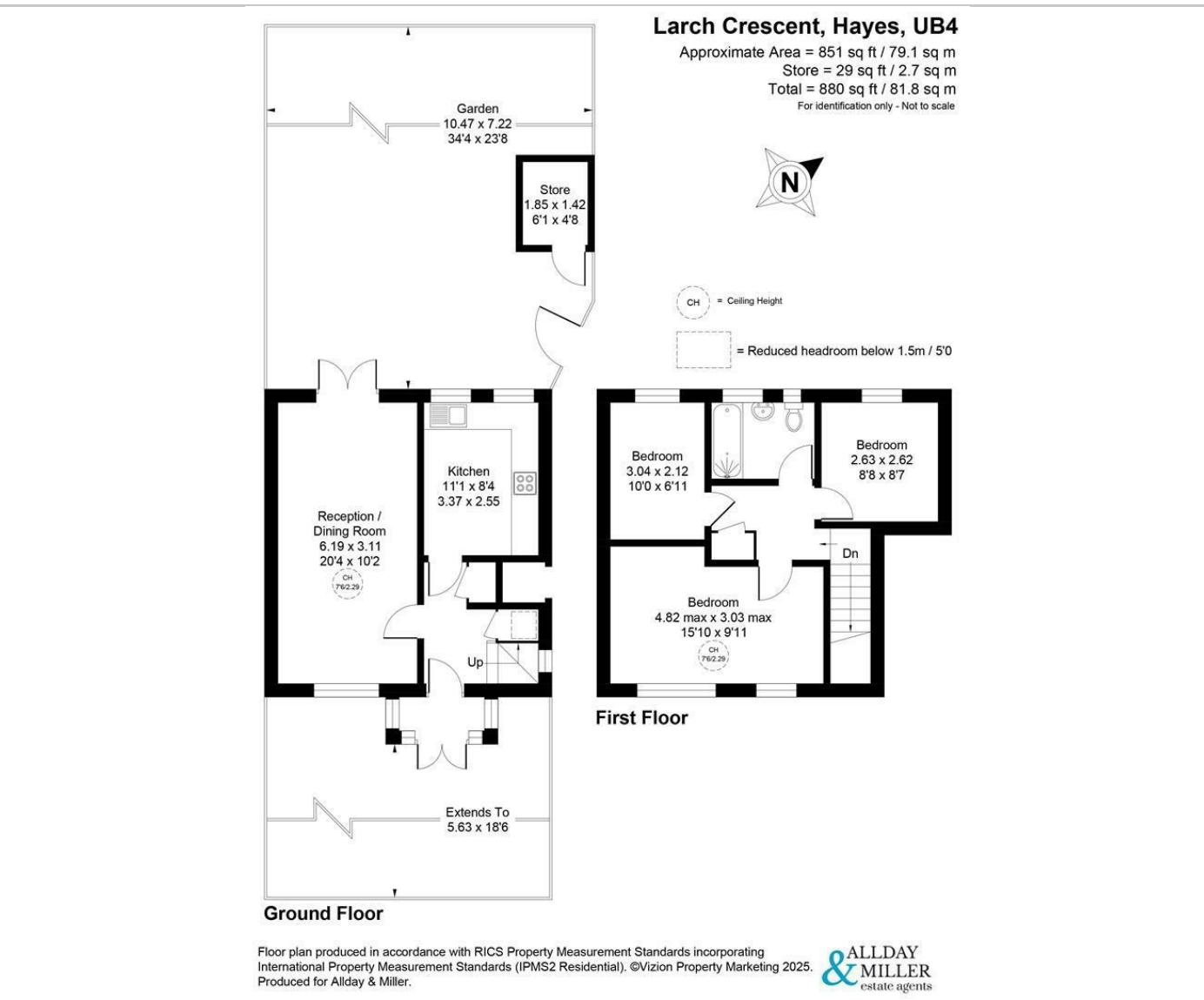
A low maintenance front garden leading to the front door with off street parking. To the rear a secluded private garden perfect for outside dining and entertainment.

## Situation

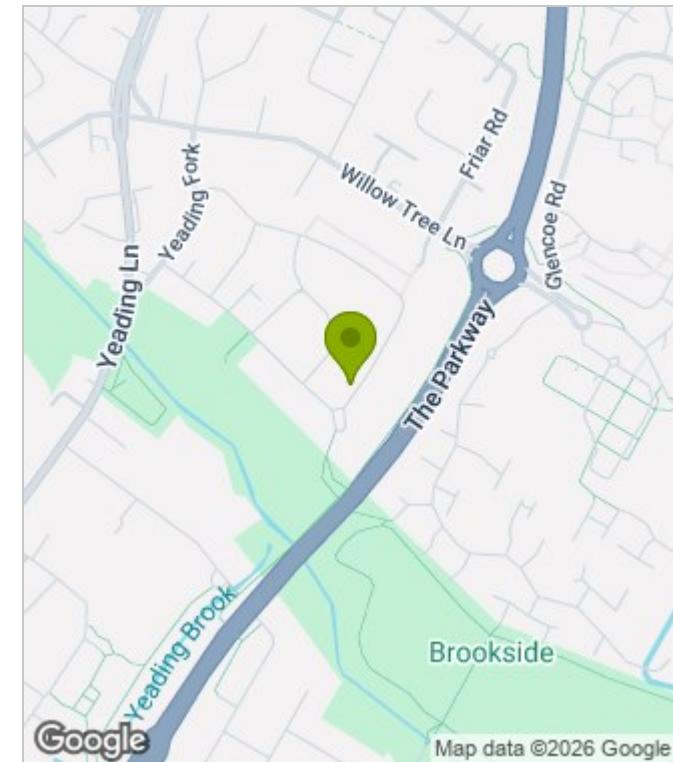
Larch Crescent a popular residential road in the heart of Hayes. With easy access to a variety of local amenities including bus links, the M4/A40 road links (providing access to London and The Home Counties), Heathrow Airport, a number of local shops, restaurants and cafes. The Elizabeth Line runs from Hayes & Harlington Station being just a short drive away making the commute into central London a breeze. The area is served by a number of highly regarded schools including Yeading Primary school and Barnhill Community high school.



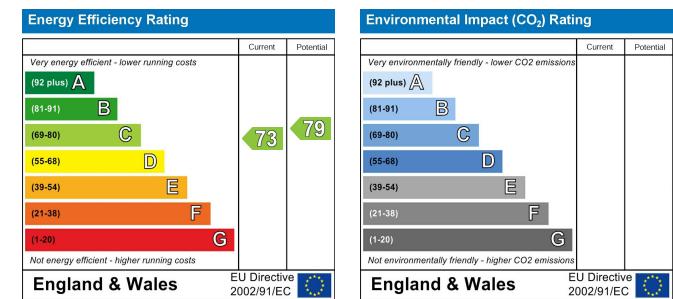
## Floor Plans



## Area Map



## Energy Performance Graph



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