ALLDAY & MILLER

Larch Crescent, Hayes, UB4 9DP

£550,000

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Larch Crescent, Hayes, UB4 9DP

£550,000

- 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 boats a private garden for outdoor entertainment.
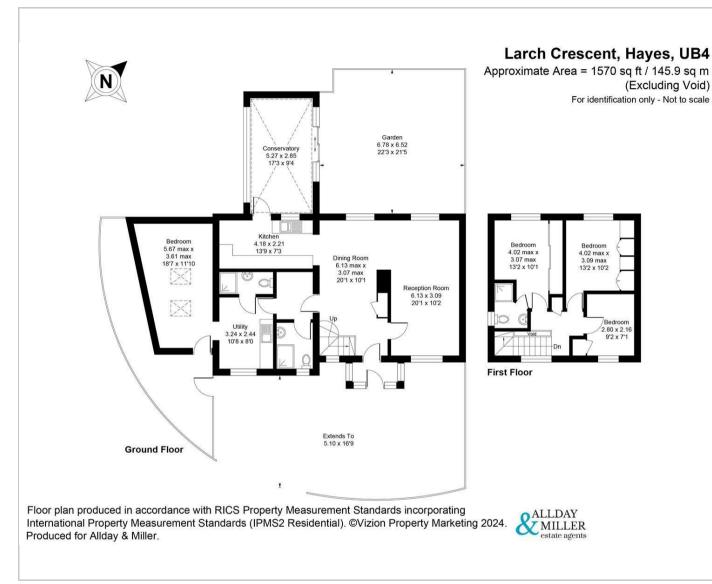
Situation

Larch Crescent situated in the heart of Hayes very accessible to the Yeading Marina and Uxbridge Road. Highly regarding 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.
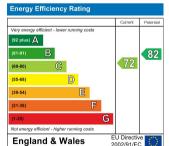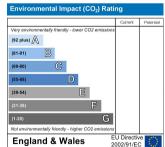
Floor Plans

Larch Crescent, Hayes, UB4

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

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Garden
6.78 x 6.52
22'3 x 21'5

Conservatory
5.27 x 2.85
17'3 x 9'4

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

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

Utility
3.24 x 2.44
10'8 x 8'0

Up

Bedroom
2.80 x 2.16
9'2 x 7'1

Void

Dn

First Floor

Extends To
5.10 x 16'9

Ground Floor

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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Area Map

Google — Map data ©2025 Google

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC