



### Larch Crescent, Hayes, UB4 9EB

A well presented & spacious ground floor maisonette offering good size accommodation throughout and making it an ideal first time buy or rental investment. Accommodation comprises entrance hall with storage cupboards, reception room, 2 good size bedrooms, modern fitted kitchen with direct access to private rear garden and family bathroom, Externally there private front and rear gardens and garage in a nearby block, Also benefiting from 74 year lease.

Located on a popular residential road in North Hayes / Yeading within walking distance of a variety of shops & bus routes direct to both Northolt underground station ( Central Line), Hayes & Harlington underground station ( Elizabeth Line ) and excellent road links for Hayes by pass / M4 & A40.

**£310,000**

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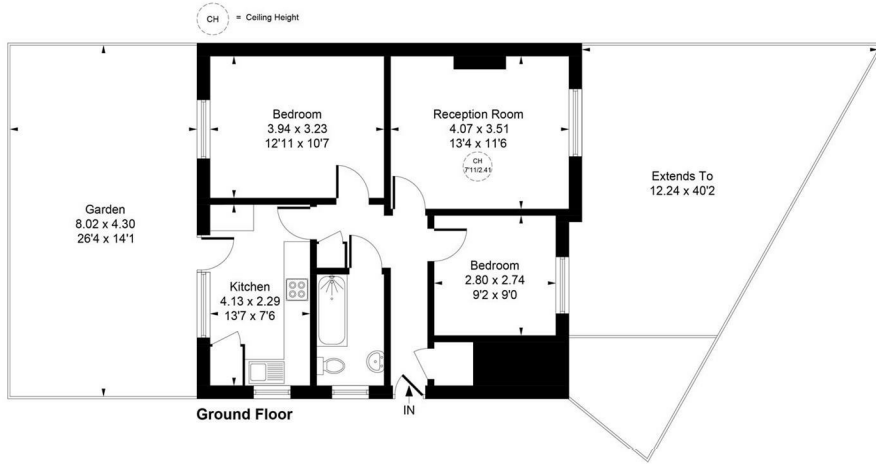


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Approximate Gross Internal Area = 59.20 sq m / 637 sq ft



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 purchase.

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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>70</p>	<p>76</p>

**England & Wales**

EU Directive  
2002/91/EC





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