
PHILLIP LAURENCE
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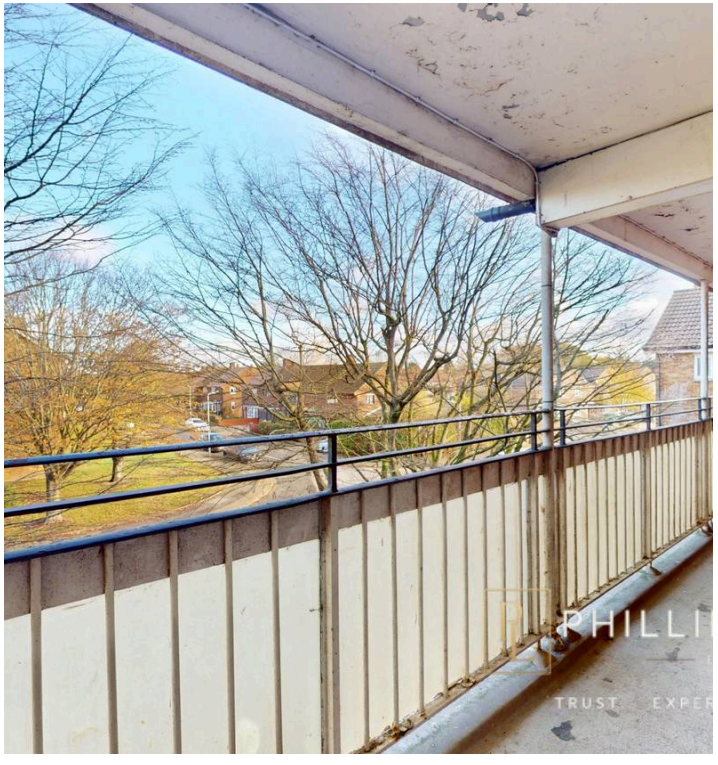
Larch House Larch Crescent, Hayes, UB4 9DJ
£250,000









115 Larch House Larch Crescent

Hayes

Council Tax band: C

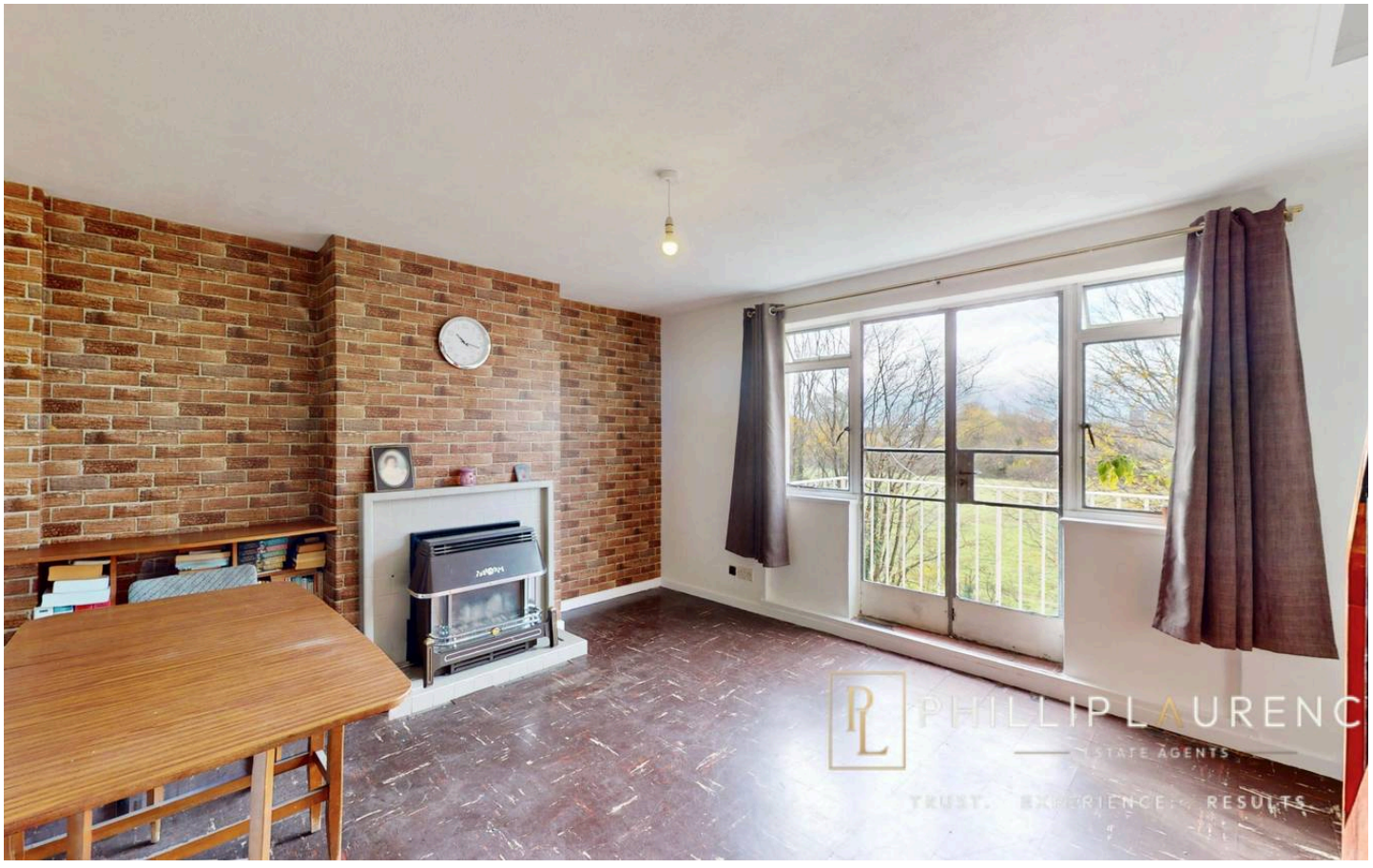
Tenure: Leasehold

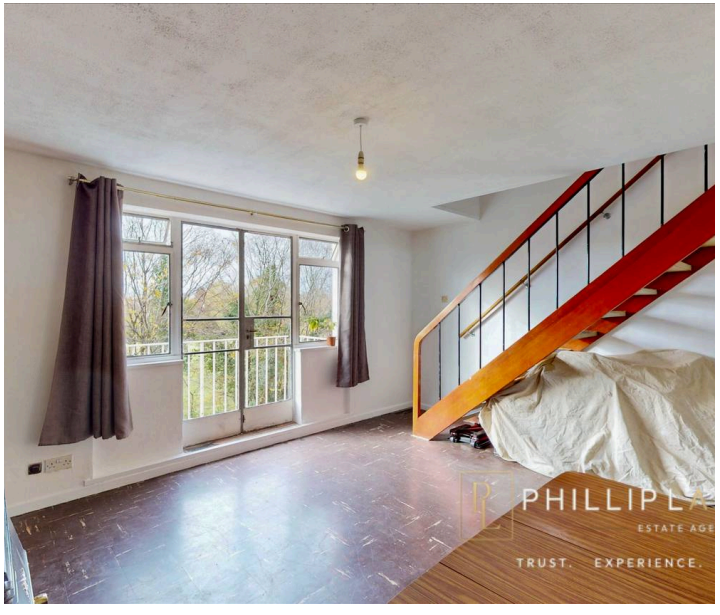
Lease 81 Years remaining (As advised)

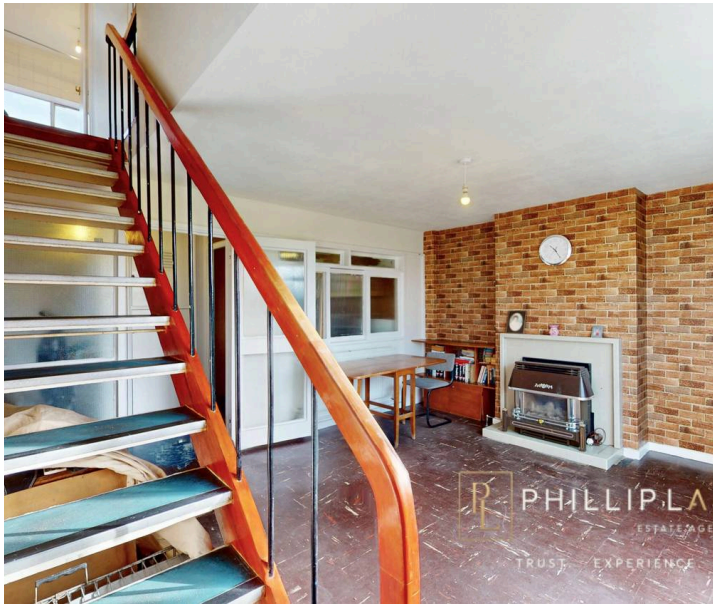
Ground Rent £10.00 Per Month (As advised)

Service Charge £130.00 Per Month (As advised)

- An excellent opportunity to acquire this generously proportioned, two-bedroom split-level apartment
- Fantastic potential for buyers looking to create a home tailored to their own tastes and requirements
- Requires updating to modern day standards
- Separate kitchen offers generous proportions and considerable scope for modernisation.
- Balcony with pleasant views across open countryside and part of the Hillingdon Trail.
- Two double bedrooms & bathrooom/wc
- Centrally heated & redecorated throughout
- Good level of storage solutions throughout
- Conveniently situated close to local amenities and bus services
- Early viewing is highly recommended to appreciate the space, location and potential this property has to offer.







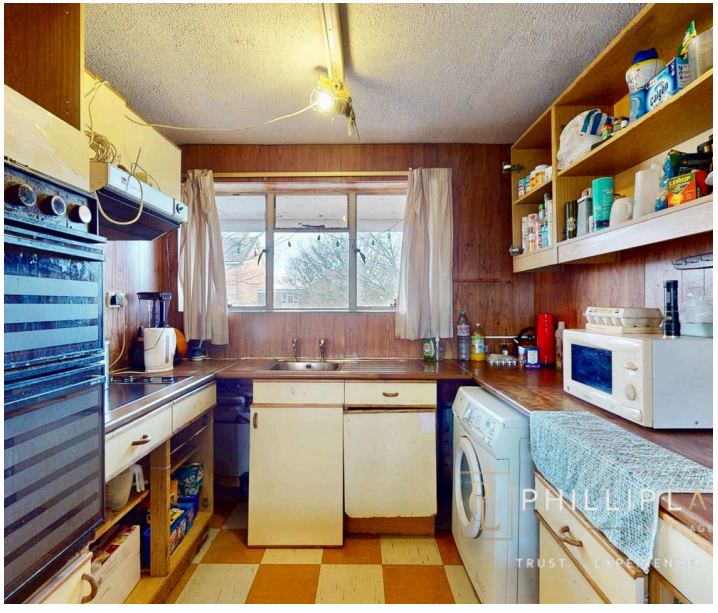
Communal Entrance
Secure communal ground floor entrance door with entry-phone call point accessing ground floor entrance with staircase to second floor external balcony to private entrance to number 115

Entrance Hall
Built in storage cupboard housing central heating combination boiler, single glazed windows to lounge dining room providing natural light, doors to kitchen & lounge dining room.

Lounge Dining Room
A particularly spacious and naturally bright lounge, offering an attractive combination of character, generous proportions and excellent potential for modernisation. The room enjoys pleasant outlooks across the communal gardens, open countryside and part of the Hillingdon Trail, with natural light enhanced by the original Crittall-style single-glazed windows and French doors opening onto the private balcony. As part of a future refurbishment, there is an exciting opportunity to replace the existing French doors with contemporary bi-fold doors, subject to the necessary permissions and building requirements. This would help create a seamless connection between the indoor living space and balcony, making the most of the attractive surrounding views and bringing the outdoors into the home. Further features include a tiled fireplace with fitted coal-effect gas fire, radiator and an open staircase with metal balustrading leading to the upper floor.



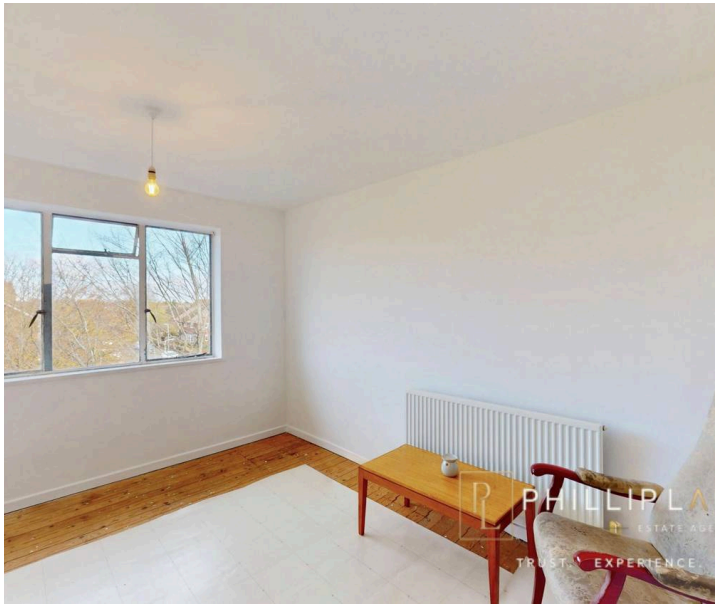




Kitchen

Providing ample space to create a stylish and practical contemporary kitchen tailored to individual requirements. Currently fitted with a range of wall and floor-mounted cabinets, complemented by laminated work surfaces, the existing kitchen also benefits from a stainless-steel single-drainer sink unit, fitted electric hob and oven, together with designated space for a washing machine and fridge freezer. Additional features include an original front-aspect Crittall style single-glazed window providing natural light, radiator, panelled walls and vinyl tiled flooring. The kitchen is currently separated from the lounge by internal glazed windows, offering an interesting opportunity to reconsider the layout. Subject to the required works & regulations approval, opening up the dividing wall could create an impressive contemporary style open-plan kitchen, dining and living area.







Landing
Access to loft storage, built in linen cupboard, doors to bedrooms & bathroom/wc

Bedroom One
Bright & airy room with original Crittall window, built in double wardrobe with storage cupboards over, radiator.

Bedroom Two
Original Crittall window overlooking open countryside, built in double wardrobe with storage cupboards over, additional over stairs storage cupboard, radiator

Bathroom/WC
Requiring updating, currently fitted with a coloured suite comprising:- Acrylic panelled bath with bath/shower mixer taps, flexible hose & detachable handset. Matching wall mounted ceramic was hand basin & low level wc. Original Crittal single glazed window, radiator part tiled walls.

Balcony

Accessed from the lounge with far reaching views over the communal gardens, open countryside & part of the Hillingdon Trail.

Communal Garden

Communal gardens surrounding the property mainly laid to lawn.

Parking

On street parking available adjacent to the block.





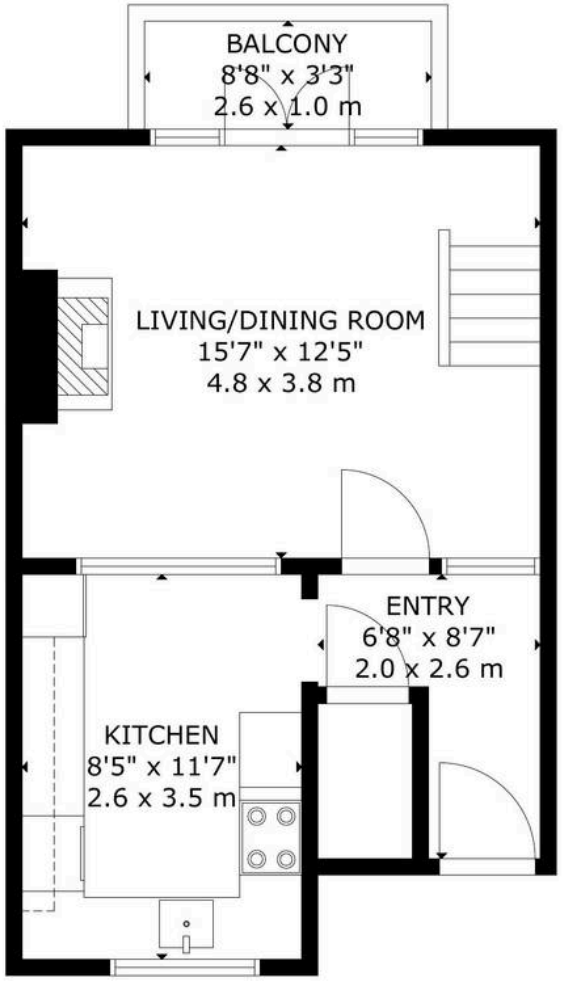


LOCATION

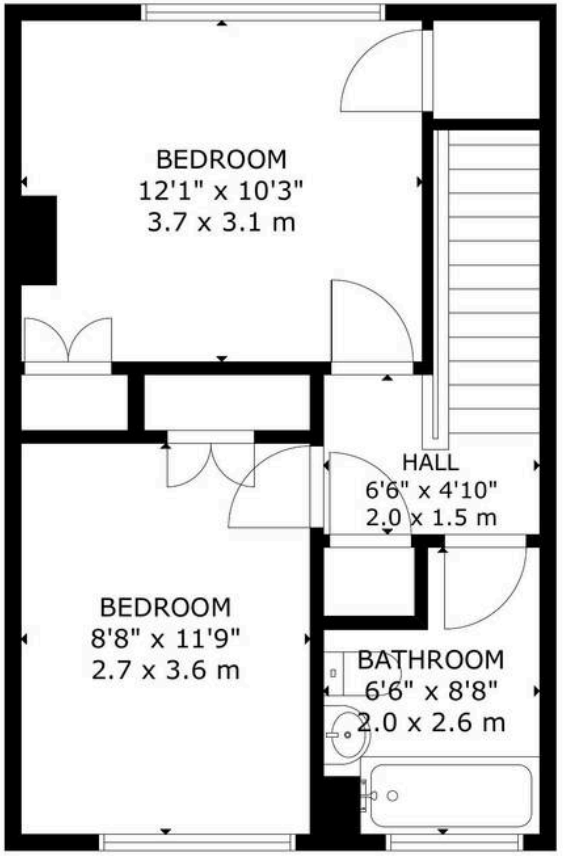
With approximate distances. Larch Crescent is off Yeading Fork which is off Yeading Lane with it's bus services providing access to the surrounding areas. Popular local shopping facilities, takeaways and restaurants at Willow Tree Lane are located 350 yards from the property. The Uxbridge Road with it's eclectic mix of shops, takeaways, restaurants, and small businesses is 0.7 of a mile away. Local bus services also provide access to Hayes Town with its Hayes & Harlington mainline station & popular Elizabeth Line link. With quoted estimated journey times of:- Heathrow terminals 1, 2 & 3 of 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. The A 312 Hayes Bypass providing access to the A40, M25 & the West, Heathrow & the M4 Tesco's Yeading Superstore, B & M & B & Q are located is just over half a mile from the property.

COUNTRYSIDE

Located adjacent to the property is Belmore & Brookside open space & playing fields with access to the Hillingdon Trail. To the North of Kingshill Avenue is the Yeading Brook Meadows & Nature Reserve. Going further northwards is Gutteridge Woods & Ten Acre Woods areas of traditional countryside character, a haven for birds & wildlife with it’s wild meadows, marshland & various pond species. The meadows range from dry to wet with Yeading Brook running along the western side of the woodland in the north and the eastern edge in the south. To the far North the 20 mile trail starts or finishes depending on your direction of travel at the Maple lodge Nature Reserve at Maple Cross. Going South on the trail it continues through Brookside Open Space & all the way to the Grand Union Canal & beyond. Finally finishing at Cranford Countryside Park in Cranford.



SECOND FLOOR



THIRD FLOOR

GROSS INTERNAL AREA
TOTAL: 70 m²/743 sq.ft
SECOND FLOOR: 34 m²/361 sq.ft, THIRD FLOOR: 36 m²/382 sq.ft
EXCLUDED AREAS: BALCONY: 3 m²/28 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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