



MOVE INN ESTATES

MAKING THE RIGHT MOVE



Botwell Crescent

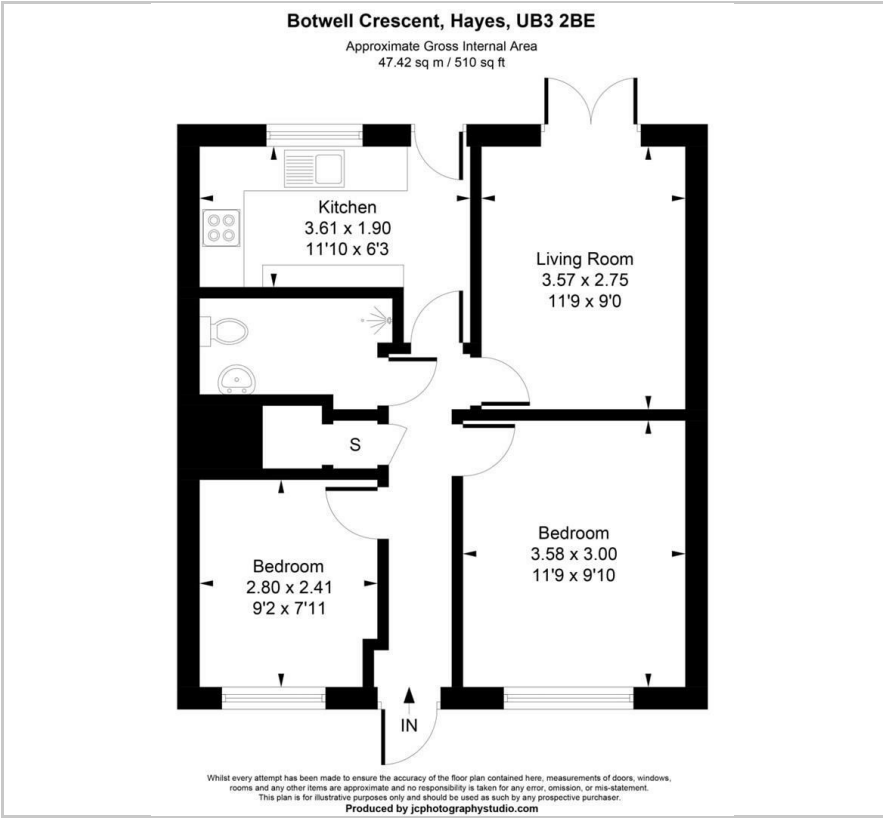
, Hayes, UB3 2BE

£330,000



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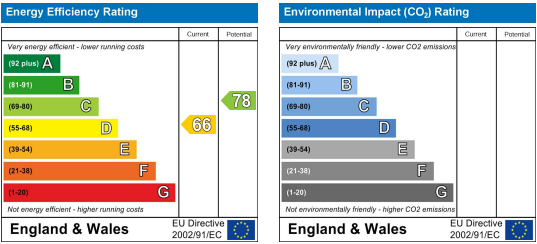
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Move Inn Estates - Sales Office on 0208 574 4966 if you wish to arrange a viewing appointment for this property or require further information.

- Two Bedroom Ground Floor Maisonette
- Approx. 106 Years Remaining on Lease
- Excellent Buy-to-Let Investment
- Strong Local Rental Demand Opportunity
- Convenient Access to Hayes & Harlington Station
- Elizabeth Line Connections to Central London & Heathrow
- Close to Local Shops, Schools & Everyday Amenities
- Ideal for First-Time Buyers, Families & Investors



An excellent opportunity to acquire this well-located two-bedroom ground floor maisonette situated on the popular Botwell Crescent in Hayes, UB3. Offering comfortable and practical accommodation, the property would make an ideal purchase for first-time buyers, families or buy to let investors looking for a well connected West London location.

The property benefits from a long lease with approximately 106 years remaining, providing added reassurance for prospective purchasers.

Botwell Crescent is conveniently positioned for a wide selection of everyday amenities. Lidl, local shops, schools and bus services are all within easy reach, while Botwell Green Sports and Leisure Centre and Barra Hall Park provide excellent nearby leisure and green-space facilities.

Commuters are well served by Hayes & Harlington Station, which is served by the Elizabeth line, providing convenient connections towards Heathrow Airport, Paddington and Central London.

The property also represents an attractive buy-to-let opportunity, with two-bedroom maisonettes on Botwell Crescent currently being marketed at approximately £1,650-£1,750 per calendar month, demonstrating healthy rental demand in the immediate area.

With its two bedrooms, ground-floor accommodation, long remaining lease, strong transport connections

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