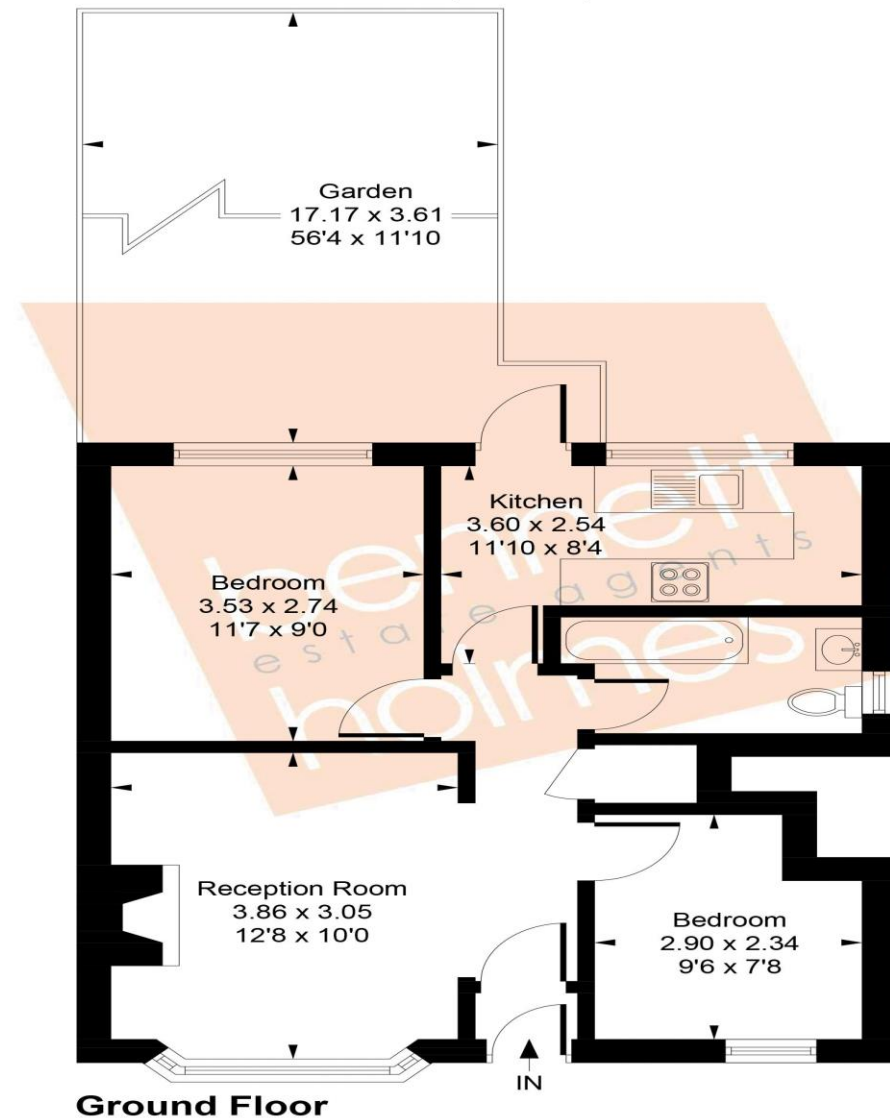


**Botwell Crescent**

Approximate Gross Internal Area  
47.55 sq m / 512 sq ft



**Ground Floor**

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 purchaser.  
© Vizion Property Marketing Produced for Bennett Holmes Estate Agents.

Leasehold - There will be a new lease on completion of 149 years  
No service charge  
Ground rent - £75 PA  
London Borough of Hillingdon  
Council tax band C - £1,735  
EPC - D

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Botwell Crescent Hayes UB3 2BE**

Price Guide: £298,000



Bennett Holmes are please to offer this two bedroom, ground floor maisonette situated in a residential location in Hayes.

The property is within walking distance to Hayes town. Local shops, bus links, schools and Barra Hall Park are also close by. Other benefits include a new lease of 149 years upon completion, double glazed windows, own front and rear gardens, no service charge and no upper chain.



- TWO BEDROOMS
- GROUND FLOOR
- MAISONETTE
- A NEW LEASE OF 149 YEARS UPON COMPLETION
- NO SERVICE CHARGE
- OWN FRONT AND REAR GARDENS
- NO UPPER CHAIN
- WALKING DISTANCE TO HAYES TOWN

**Botwell Crescent  
Hayes  
UB3 2BE**

**Price Guide: £298,000**



**Accommodation**

The accommodation briefly comprises own front door opening the the entrance hall with an arch to the reception room. Doors to two bedrooms, the bathroom, the kitchen and a storage cupboard. The kitchen comprises wall and base level units, a sink and drainer, a 4 ring integrated electric hob with an overhead extractor hood. Integrated electric oven, there is space for a fridge/ freezer and a door to the rear garden.

Outside the property are front and rear gardens. The rear garden measures approx. 56 ft.

Leasehold - There will be a new lease on completion of 149 years  
 No service charge, Ground rent - £75 PA  
 London Borough of Hillingdon  
 Council tax band C - £1,735  
 EPC - D

