



## Sadow Crescent | Hayes | UB3 4QH

Hiltons Estates are delighted to present this spacious **two-bedroom first floor** maisonette, ideally situated within **walking distance of Hayes & Harlington Station** and local amenities. The property offers generous room sizes, a bright reception room, fitted kitchen, family bathroom, double glazing, gas central heating, and a large private rear garden. With **NO service charge**, a low ground rent of £350 per annum, and strong rental potential of approximately £1,800 PCM, this home represents an excellent opportunity for first-time buyers, investors, or those seeking a property with further potential to develop, subject to planning permission. Call NOW for further details.

# £305,000

## HILTONS ESTATES