



## Larch Crescent, Hayes, Middlesex, UB4 9DR

- Immaculate Condition
- Beautiful Fitted Kitchen w/ Island & Breakfast Bar
- Modern Bathroom Suite & Ground Floor W.C
- Own Driveway
- Vastly Extended to the Rear
- Open Plan Living
- Original Three Bedroom
- Low Maintenance Rear Garden
- Bespoke Fitted Wardrobes in Both Bedrooms
- EPC Rating: C

**Asking Price £570,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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Situated on Larch Crescent in North Hayes is this unique opportunity to acquire an immaculate, original three bedroom home which is being offered for sale with NO ONWARD CHAIN. The property has been vastly extended and completely modernized by the current owners and offers spacious and stunning, open plan living to its new owners.



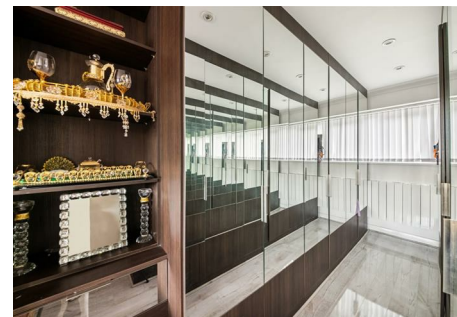
The property comprises entrance porch and leads into the open plan living room which incorporated the modern fitted kitchen with integrated appliances along with an island and breakfast bar and space for a dining table. Additionally to the ground floor a further room has been created currently serving as another sitting area which leads into the rear garden. To the first floor you are met with a stunning bathroom suite, second bedroom with bespoke fitted bed and wardrobes and lastly, the master bedroom which has opened up the third room to create a 'L' shaped master room with bespoke walk in wardrobe area. The property can easily be transformed into its original three bedroom shape if preferred. Outside the property has its own driveway with parking for up to three cars, shared alleyway to the rear and a low maintenance rear garden which is fully paved.



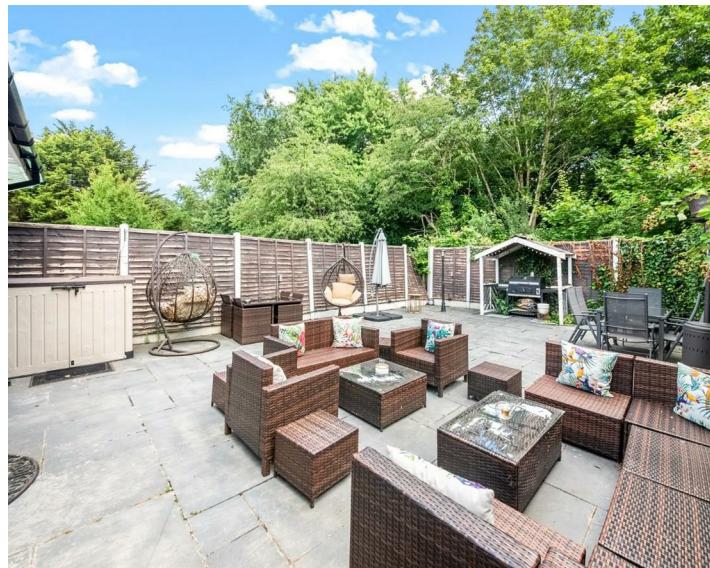
Larch Crescent is within easy reach to amenities, bus links and local schools. You are a short drive away from the A312/A40 dual carriageway links providing further access to the M25/M40 motorways, Heathrow Airport and surrounding areas. The Hayes & Harlington & Northolt Train Stations are also within commuting range servicing the Elizabeth, Piccadilly and Metropolitan lines.



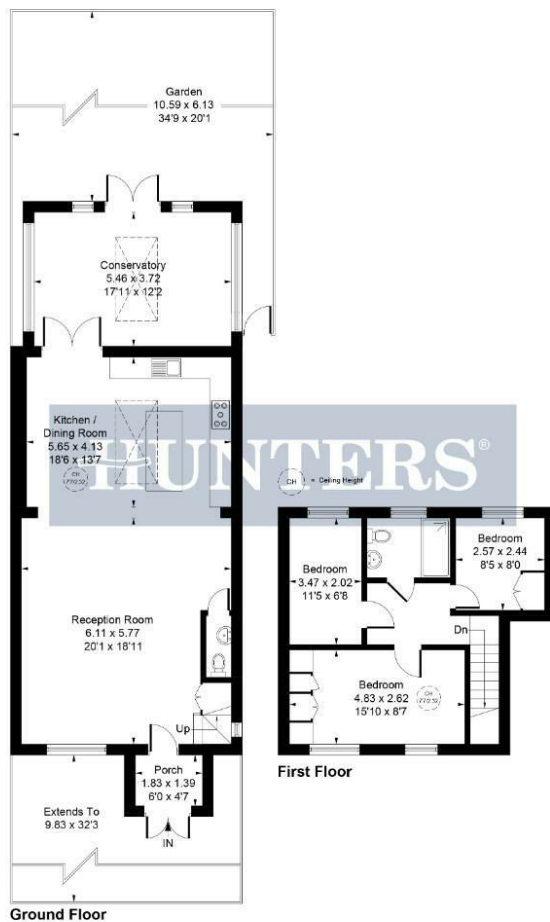
DISCLAIMER - The property is an original three bedroom terraced house but the current owners have converted it into a 2 bedroom with walk in wardrobe. The sellers are open to converting it back to a three bedroom.



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Approximate Gross Internal Area  
126.02 sq m / 1356 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 purchaser.

Produced for Hunters

### Viewings

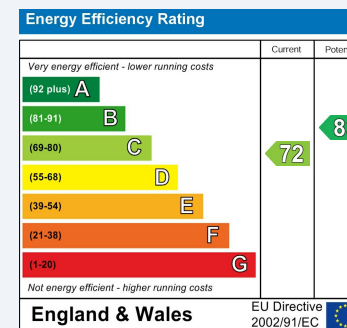
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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