



HILTONS ESTATES

3 Sandow Crescent

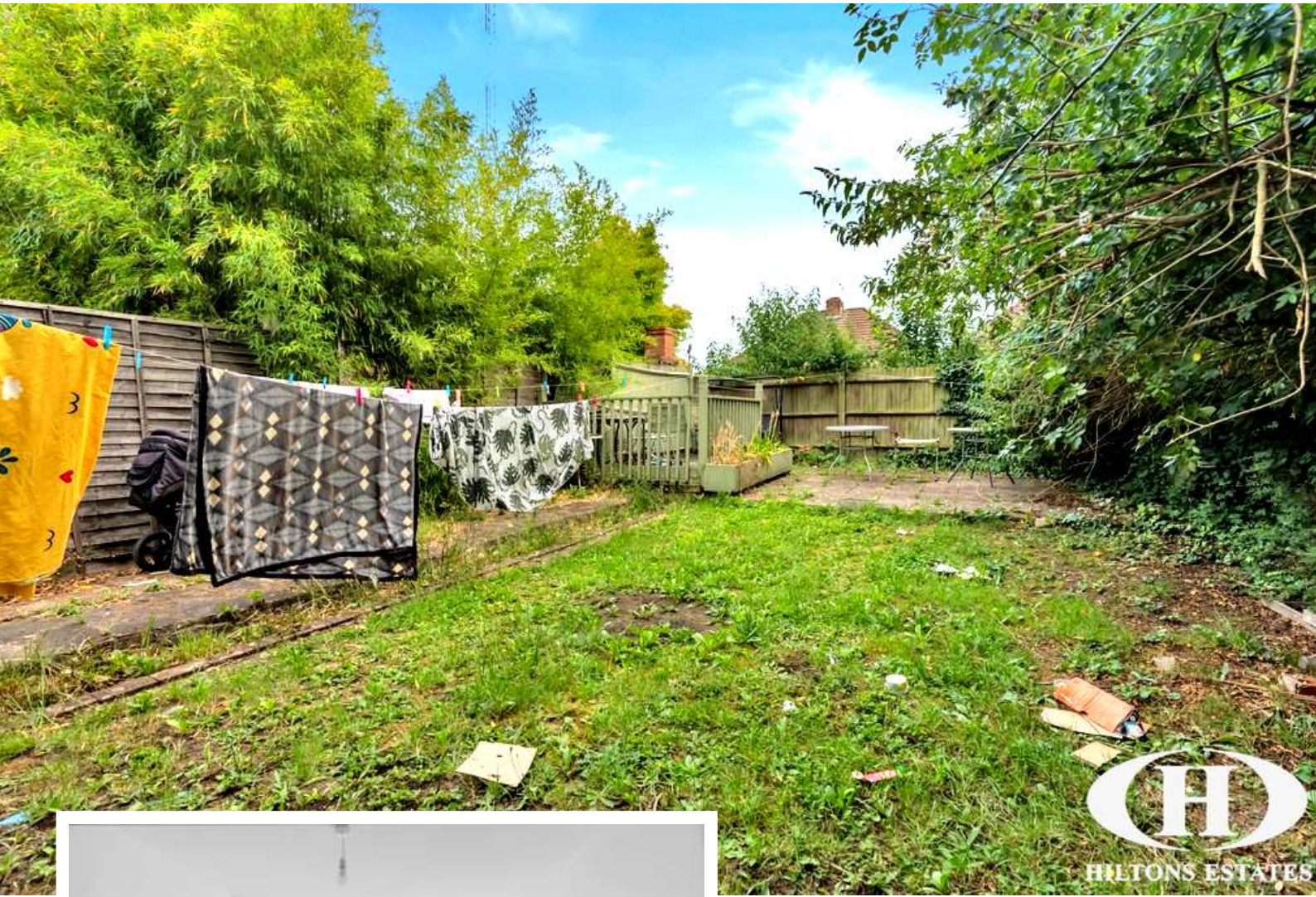
, Hayes, UB3 4QH

- Spacious two-bedroom first floor maisonette
- Bright reception room with good natural light
- Fitted kitchen and family bathroom

Offers In Region Of £305,000

EPC Rating '58'





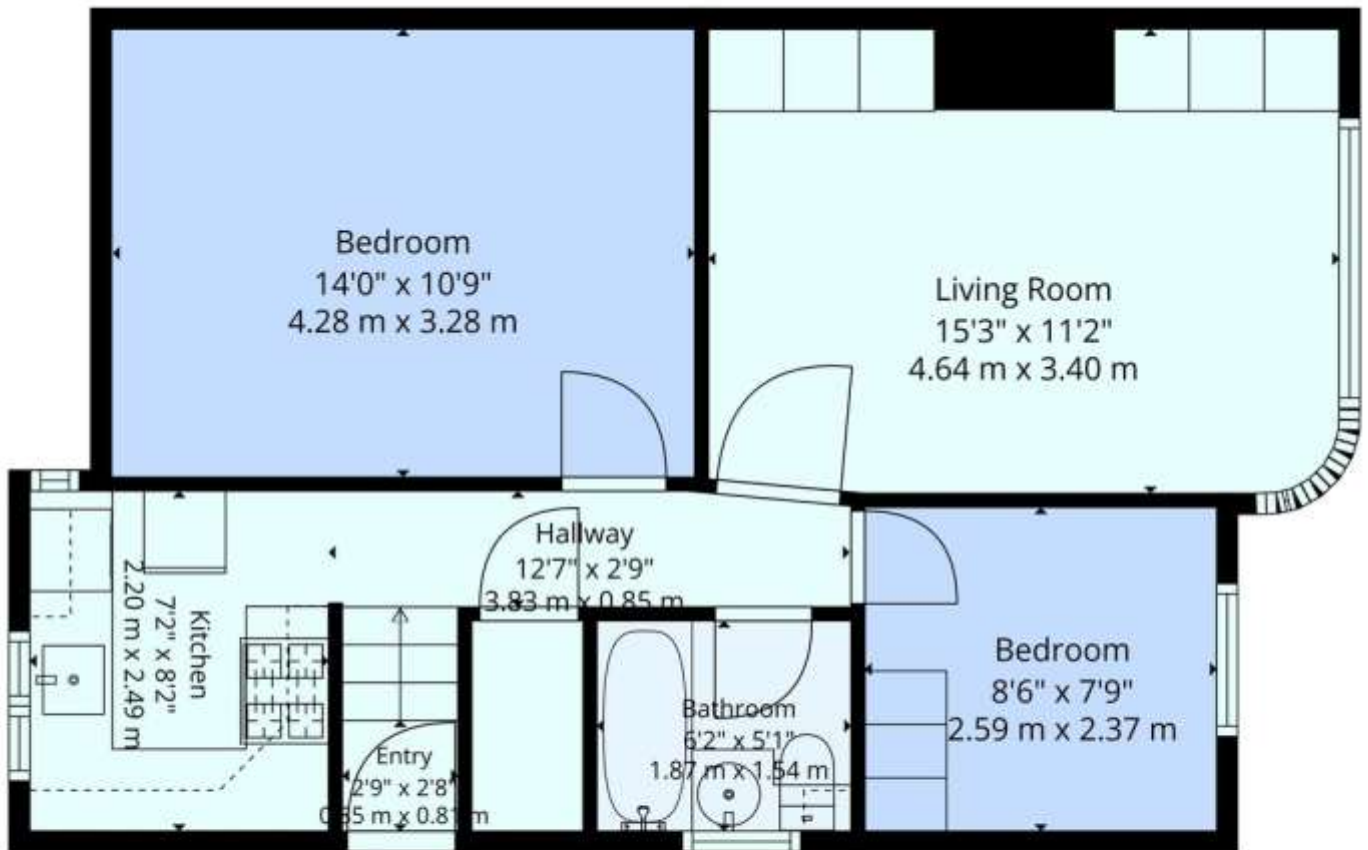
Property Description

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	SR D	66 D
39-54	E		
21-38	F		
1-20	G		





Total: 563 sq. Ft, 52 m2
 1st Floor: 563 sq. Ft, 52 m2
 Excluded Areas: Walls: 50 sq. Ft, 5 m2



*Plans Are Provided For General Guidance And Illustration Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements