









Larch Crescent, Hayes, UB4 9EB

£1,800

- Two Bedrooms
- Own Entrance
- Rear Paved Garden
- Wood Flooring

- Ground Floor Maisonette
- Large Front Driveway
- Modern Separate Kitchen
- Avaliable Immediately

## **Description**

Recently refurbished, this ground-floor maisonette features stylish modern décor and hardwood flooring throughout. The property offers two generously sized bedrooms, a separate fitted kitchen with appliances, and a contemporary shower room. To the rear, a substantial low-maintenance paved garden provides excellent outdoor space, while the front driveway accommodates multiple vehicles with ease

## **Situation**

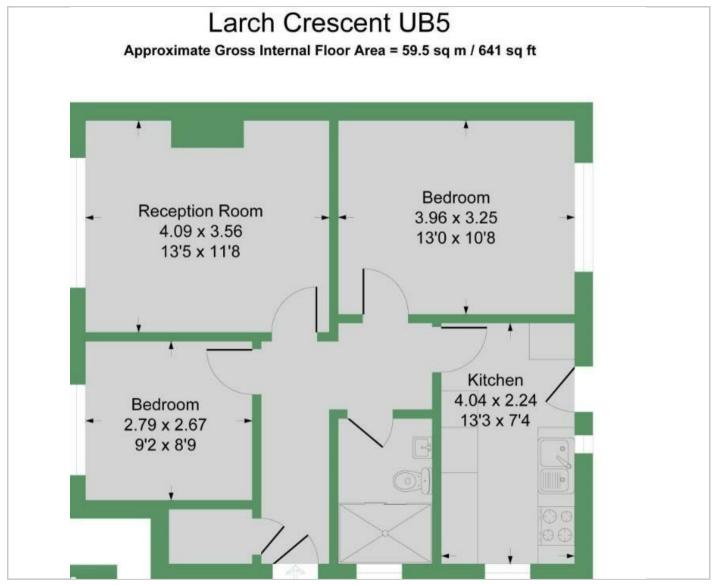
Larch Crescent a popular residential road in the heart of Hayes. With easy access to a variety of local amenities including bus links, the M4/A40 road links (providing access to London and The Home Counties), Heathrow Airport, a number of local shops, restaurants and cafes. The Elizabeth Line runs from Hayes & Harlington Station being just a short drive away making the commute into central London a breeze. The area is served by a number of highly regarded schools including Yeading Primary school and Barnhill Community high school.

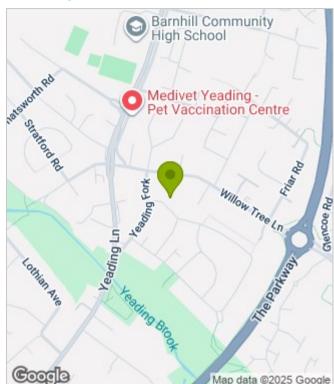




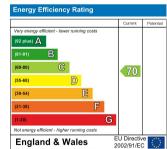


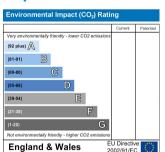
Floor Plans Area Map





## **Energy Performance Graph**





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