

**ALLDAY  
& MILLER**



Larch Crescent, Hayes, UB4 9EB  
£1,800

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**£1,800**

- Two Bedrooms
- Own Entrance
- Rear Paved Garden
- Wood Flooring
- Ground Floor Maisonette
- Large Front Driveway
- Modern Separate Kitchen
- Available Immediately

## Description

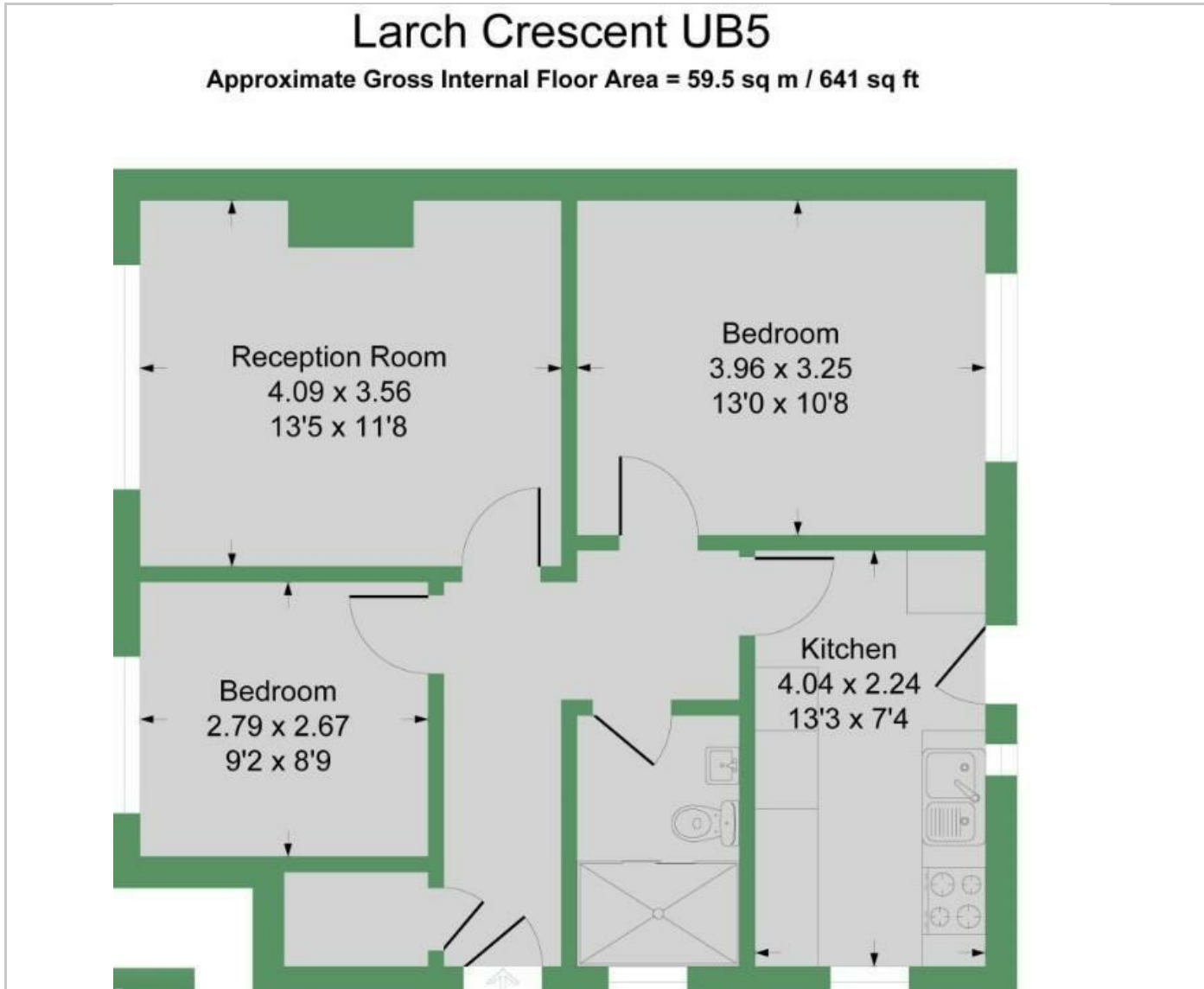
Recently refurbished, this ground-floor maisonette features stylish modern décor and hardwood flooring throughout. The property offers two generously sized bedrooms, a separate fitted kitchen with appliances, and a contemporary shower room. To the rear, a substantial low-maintenance paved garden provides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

## Situation

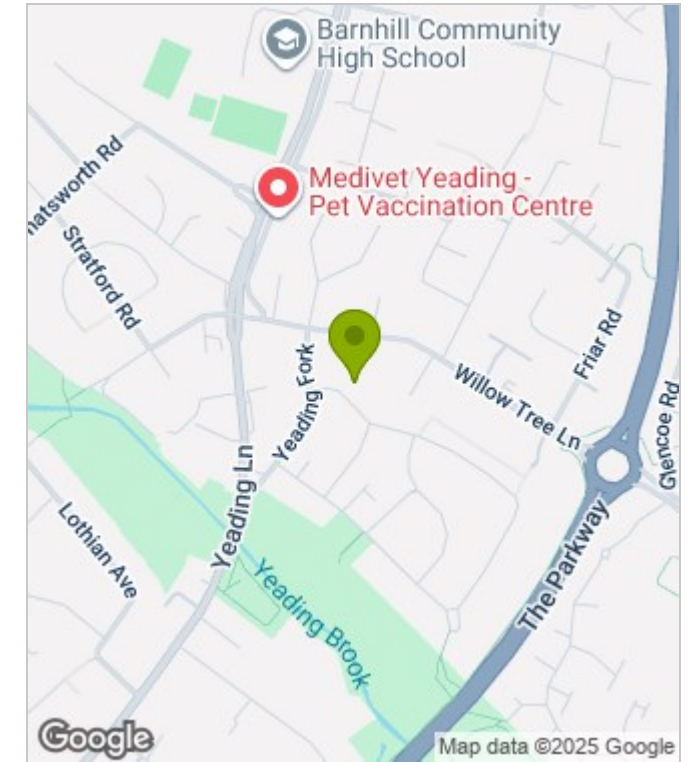
Larch Crescent a popular residential road in the heart of Hayes. With easy access to a variety of local amenities including bus links, the M4/A40 road links (providing access to London and The Home Counties), Heathrow Airport, a number of local shops, restaurants and cafes. The Elizabeth Line runs from 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.



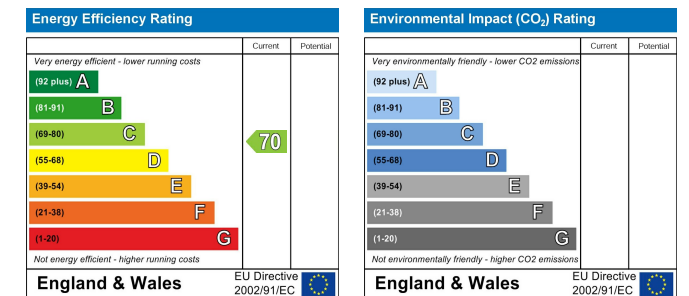
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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