

ALLDAY  
& MILLER



Larch Crescent, Hayes, UB4 9EB  
£315,000

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**£315,000**

- Two Bedroom Maisonette
- Chain Free
- Private Rear Garden
- Close To Amenities
- First Floor
- Garage
- Good Transport Links Nearby
- Popular Location

## Description

**CHAIN FREE** - This two bedroom first floor maisonette with a garage situated in the heart of Hayes.

This spacious first floor maisonette on offer comprises of an entrance, reception room, two bedrooms, a fully fitted kitchen and family bathroom.

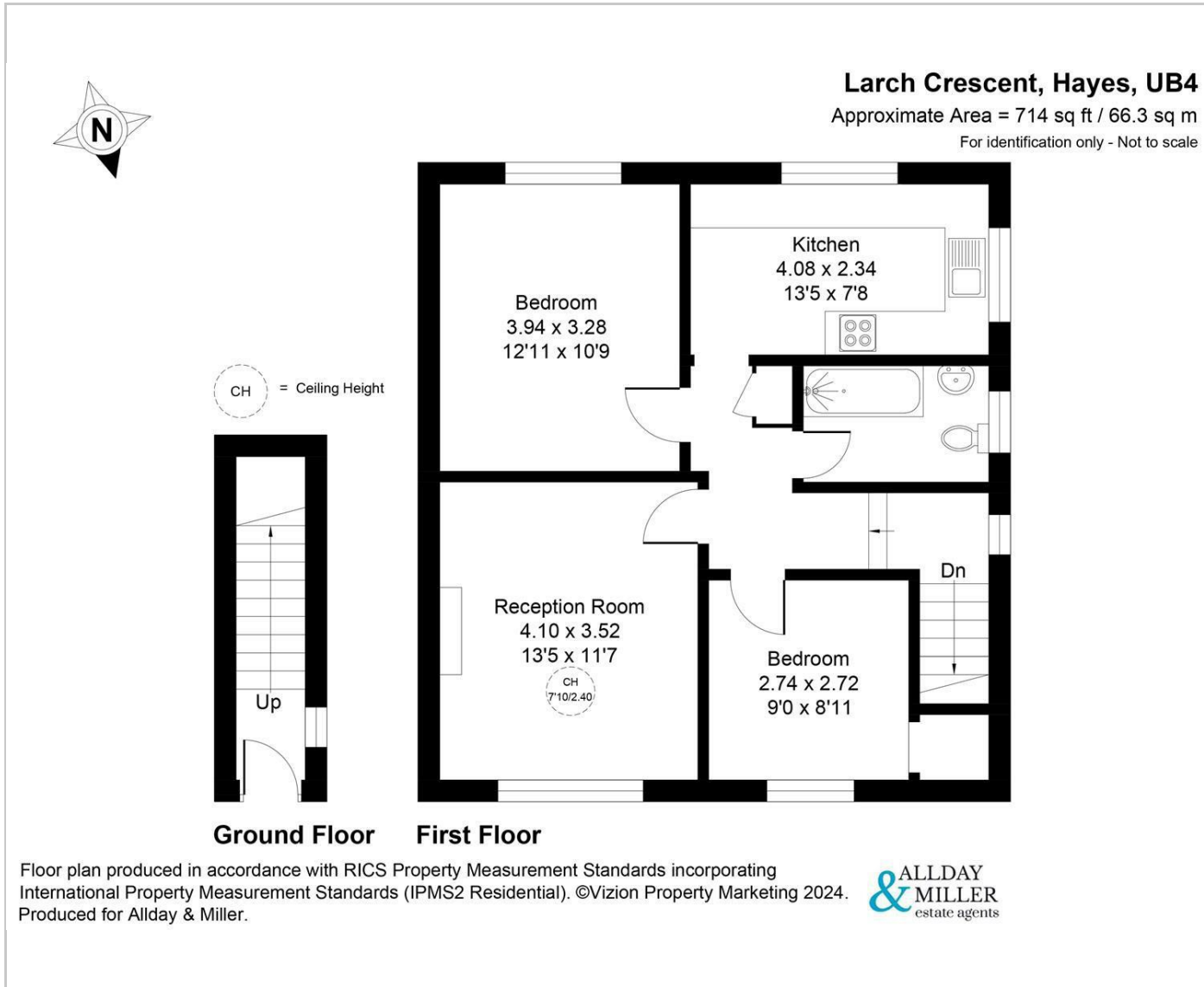
Externally there is a front garden leading you to the front door. To the rear is a private garden mainly laid to lawn with a patio area. There is also rear access via Mimosa Road and a parking space for a car along with a single garage in a block to the rear.

## Situation

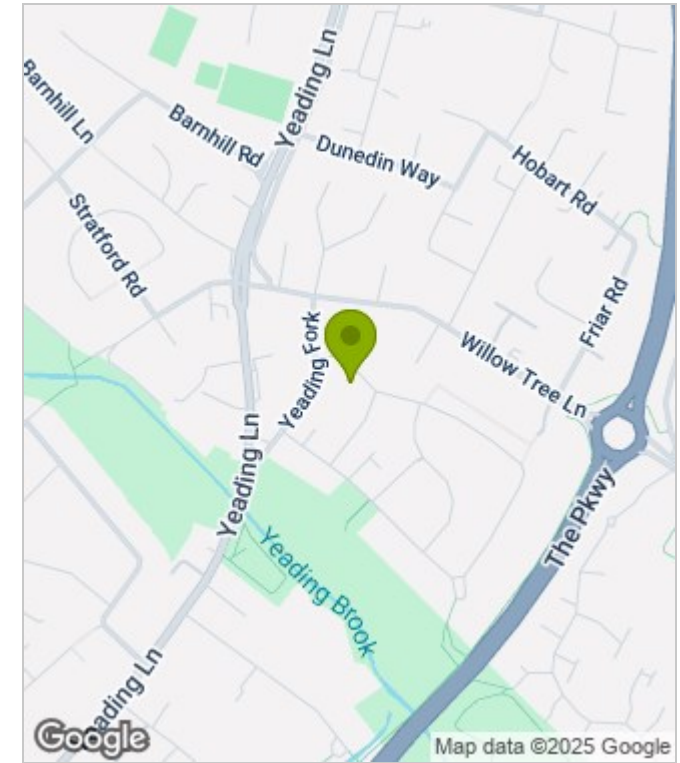
Larch Crescent a popular residential road in the heart of Hayes. With easy access to a variety of local amenities including bus links, the M4/A40 road links (providing access to London and The Home Counties), Heathrow Airport, a number of local shops, restaurants and cafes. The Elizabeth Line runs from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



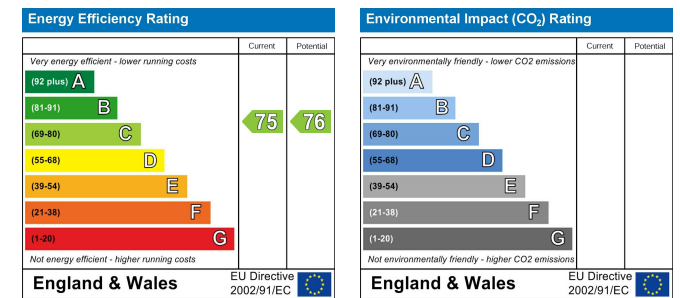
## Floor Plans



## Area Map



## Energy Performance Graph



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