

ALLDAY  
& MILLER



Botwell Crescent, Hayes, UB3 2BD  
£700,000

 4  3  1  C



Botwell Crescent, Hayes, UB3 2BD

**£700,000**

- Brand New Luxury Detached Home
- Three Bathrooms
- Stylish Interiors
- 10 Year Build Guarantee
- Fitted Appliances
- Four Bedrooms
- Driveway For Multiple Cars
- Downstairs W.C
- Good Schools Locally
- Easy Reach To Elizabeth Line Station

## Description

This stunning brand new detached home brought to the market comprises of a welcoming entrance, downstairs WC, light filled reception room, sleek fitted kitchen with bi-fold doors proving access to the rear garden.

The first floor boasts three double bedrooms (master with en-suite) and a family bathroom.

To the second floor a double bedroom and bathroom suite.

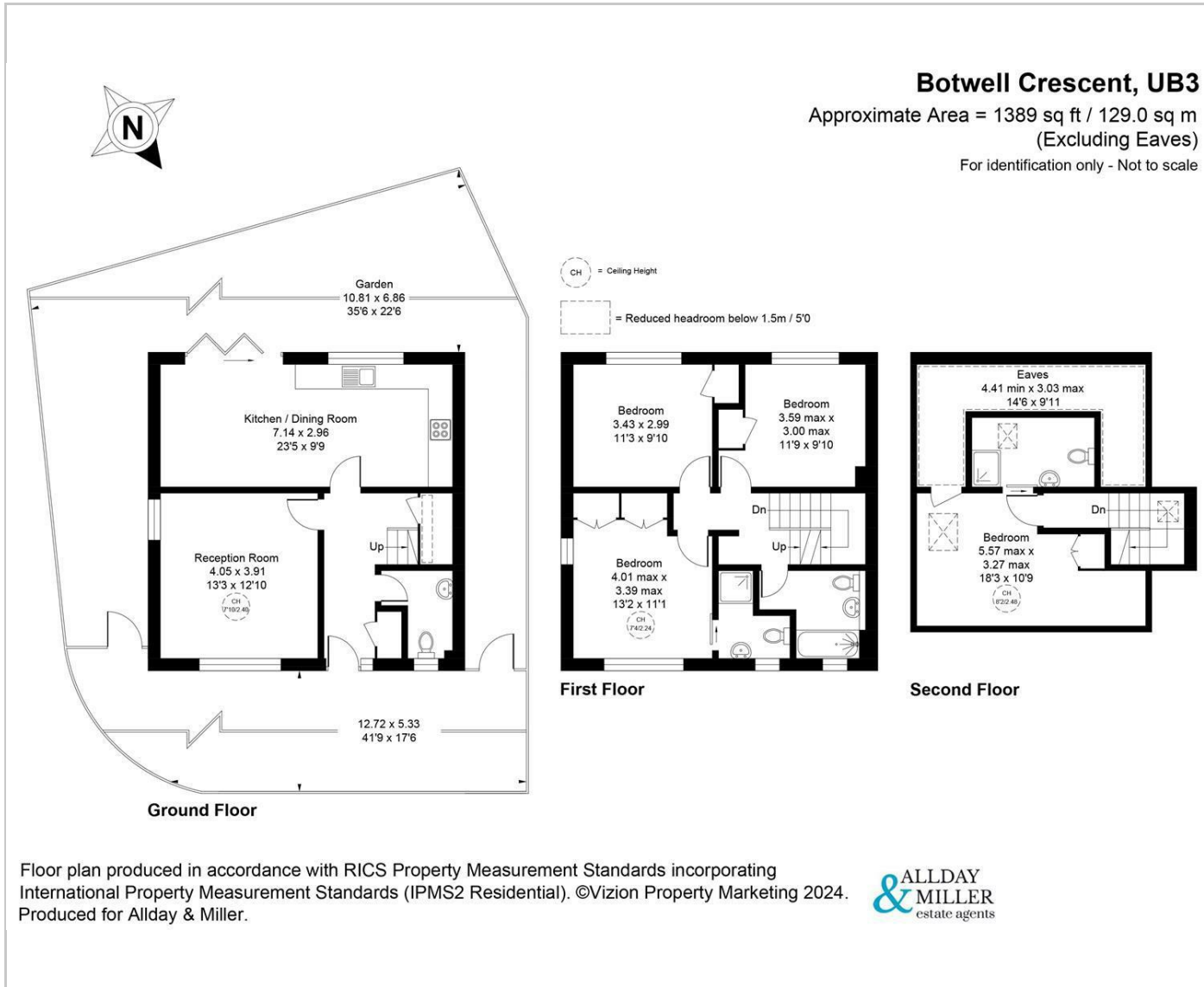
The front of the property benefits from a driveway for off street parking. To the rear a patio area great for entertaining guests and a private secluded garden which extends round to the side of the property.

## Situation

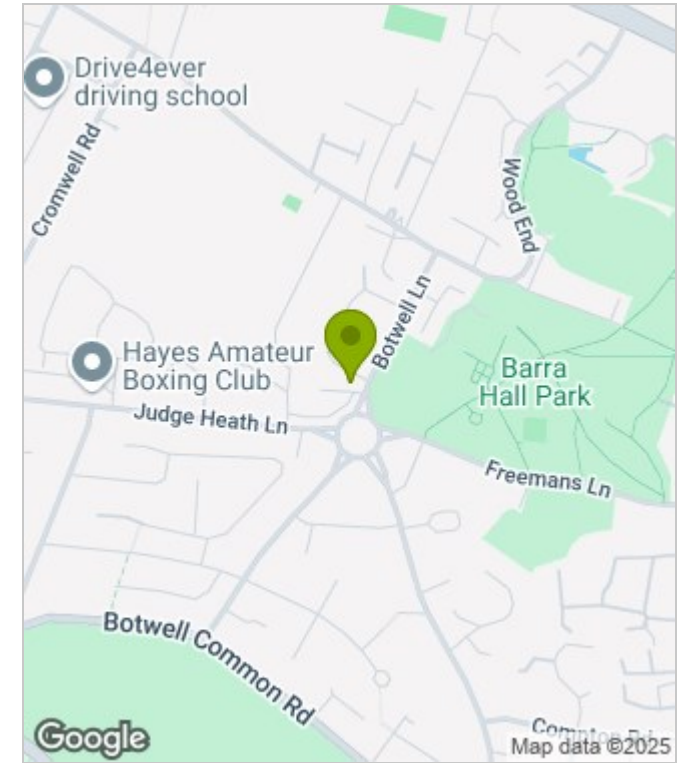
Botwell Crescent is located just a short drive from Hayes & Harlington station giving easy links to Central London and the surrounding. Stockley Business Park, Heathrow Airport & the M4/M25 Motorways are also within an easy reach. Uxbridge Town centre being just an 11 minute drive away with an array of restaurants, coffee shops, bars and shopping centres. There are also a number of highly regarded schools including Hayes Park primary school and Grange Park.



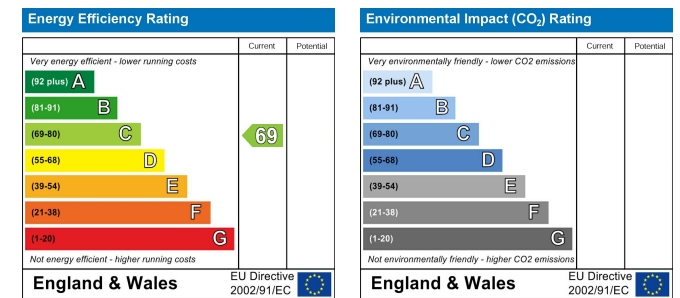
## Floor Plans



## 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.