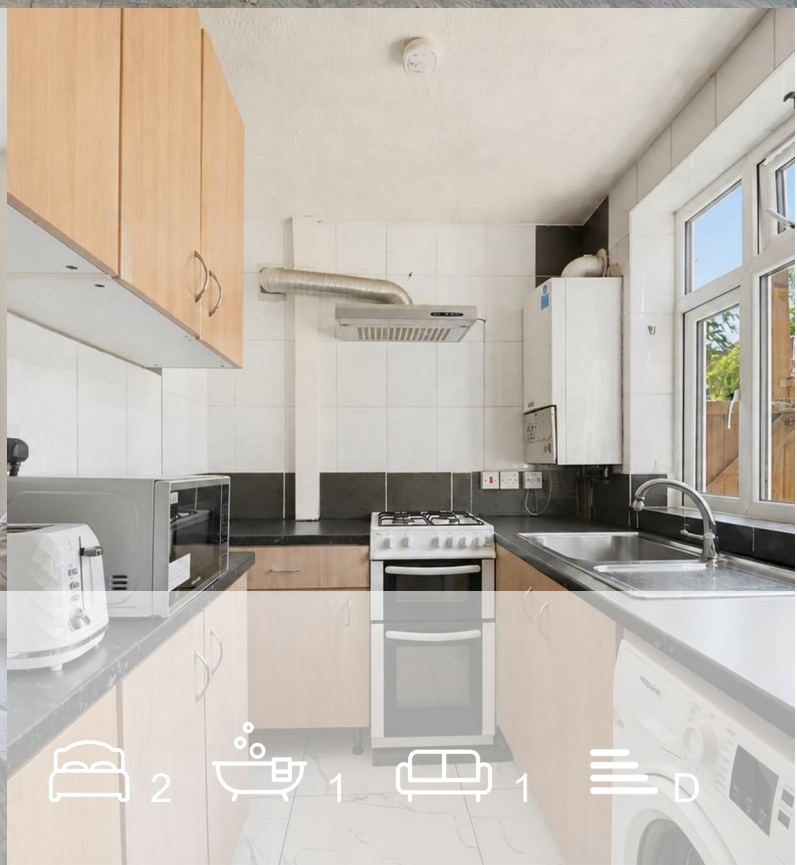
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MAKING THE RIGHT MOVE







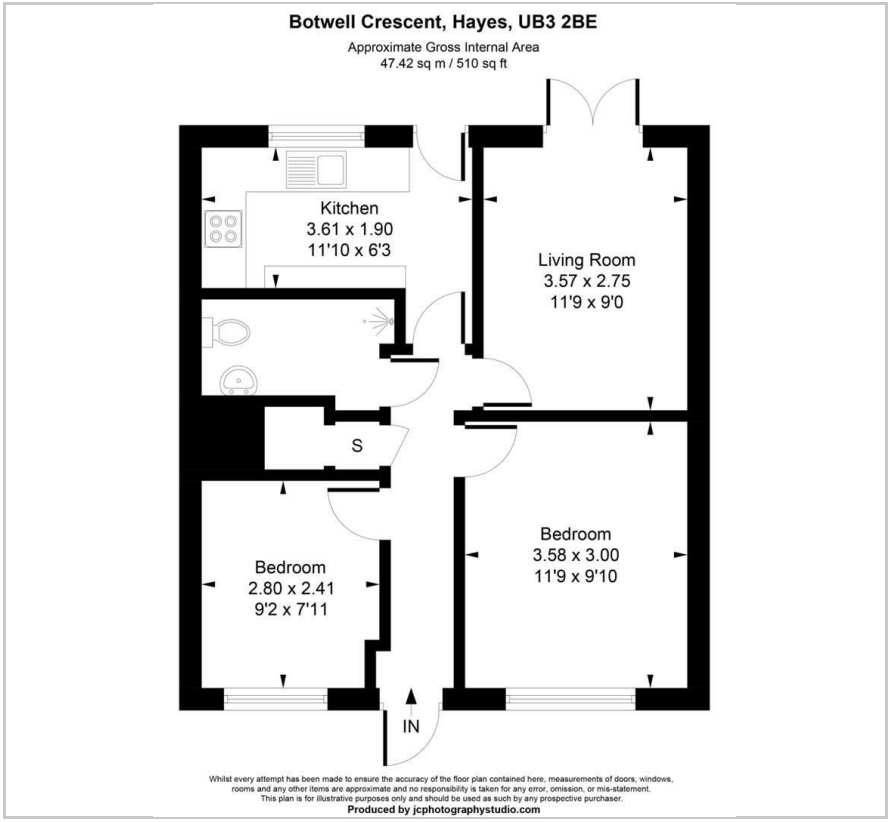
Botwell Crescent

, Hayes, UB3 2BE

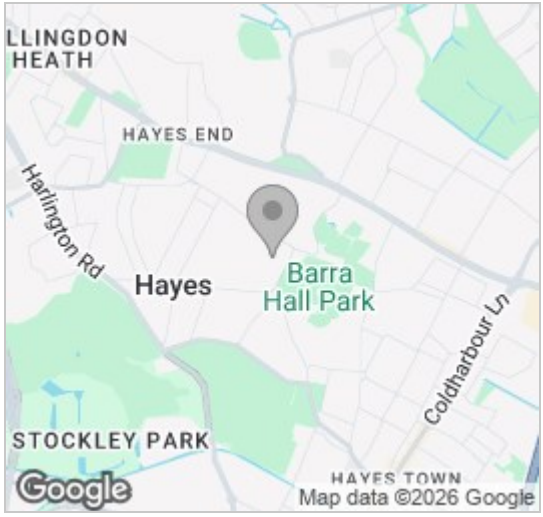
£315,000

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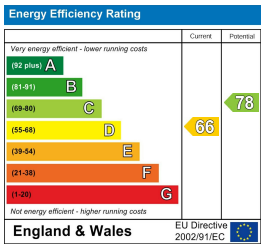
Floor Plan

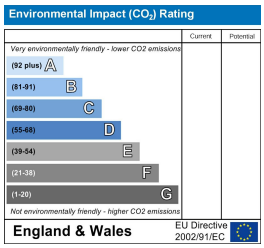


Area Map



Energy Efficiency Graph





Viewing

Please contact our Move Inn Estates - Sales Office on 0208 574 4966 if you wish to arrange a viewing appointment for this property or require further information.

- Two Bedroom Ground Floor Maisonette
- Approx. 106 Years Remaining on Lease
- Excellent Buy-to-Let Investment Opportunity
- Strong Local Rental Demand
- Convenient Access to Hayes & Harlington Station
- Elizabeth Line Connections to Central London & Heathrow
- Close to Local Shops, Schools & Everyday Amenities
- Ideal for First-Time Buyers, Families & Investors





An excellent opportunity to acquire this well-located two-bedroom ground floor maisonette situated on the popular Botwell Crescent in Hayes, UB3. Offering comfortable and practical accommodation, the property would make an ideal purchase for first-time buyers, families or buy to let investors looking for a well connected West London location.

The property benefits from a long lease with approximately 106 years remaining, providing added reassurance for prospective purchasers.

Botwell Crescent is conveniently positioned for a wide selection of everyday amenities. Lidl, local shops, schools and bus services are all within easy reach, while Botwell Green Sports and Leisure Centre and Barra Hall Park provide excellent nearby leisure and green-space facilities.

Commuters are well served by Hayes & Harlington Station, which is served by the Elizabeth line, providing convenient connections towards Heathrow Airport, Paddington and Central London.

The property also represents an attractive buy-to-let opportunity, with two-bedroom maisonettes on Botwell Crescent currently being marketed at approximately £1,650–£1,750 per calendar month, demonstrating healthy rental demand in the immediate area.

With its two bedrooms, ground-floor accommodation, long remaining lease, strong transport connections

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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