



## Botwell Crescent, , Hayes, UB3 2BD

- Two Bedroom Maisonette
- Driveway for Multiple Cars
- NO CHAIN
- Large Outbuilding
- EPC Rating: C / Council Tax Band C

- Ground Floor
- Generous Rear Garden
- Recently Modernised
- Walking Distance to Amenities, Schools & Transport Links
- Brand New 999 Lease on Completion

**Asking Price £325,000**



## Botwell Crescent, , Hayes, UB3 2BD



Situated on Botwell Crescent in Hayes End is this well presented and recently modernized, two bedroom ground floor maisonette which is being sold with NO ONWARD CHAIN! The property is being sold with a brand new 999 year lease on completion of the sale and will come with a freehold/share of freehold with the structure to be confirmed by solicitors.



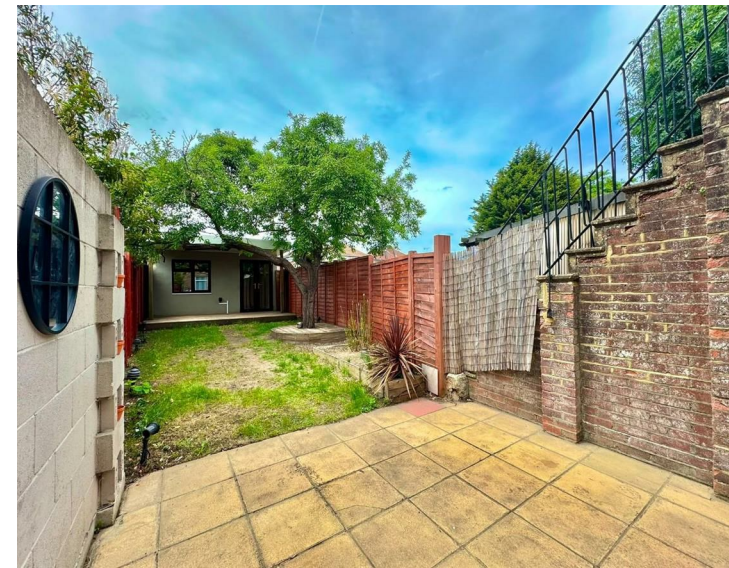
The property currently comprises entrance hall, separate reception room, two bedrooms (one with fitted wardrobe), modern shower room suite and separate modern fitted kitchen. Outside the property has a generous rear garden with a pear tree, side access and a large outbuilding with decking to the front. To the front of the property you have off street parking for multiple cars.



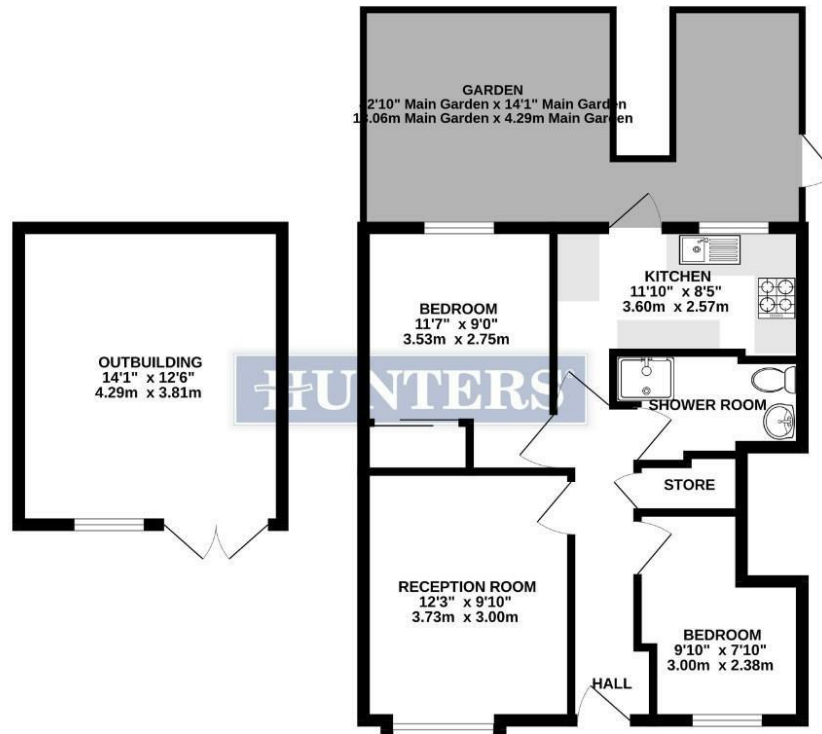
Situated on the popular Botwell Crescent in Hayes, this property enjoys a convenient residential setting close to a wide range of local amenities. The area benefits from excellent transport connections, with Hayes & Harlington Station (Elizabeth Line) within easy reach, providing fast access to Central London, Heathrow Airport and beyond. A selection of local shops, supermarkets, parks and leisure facilities are nearby, while several well-regarded primary and secondary schools are within walking distance. The property also offers easy access to the A312, A40 and M4, making it ideal for commuters and families alike.



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GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA - 646 sq ft. (60.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2020)

### Viewings

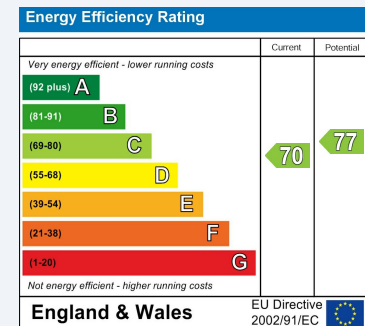
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.