



HUNTERS[®]

HERE TO GET *you* THERE



Langley Crescent, Hayes

Offers In Excess Of £485,000

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HERE TO GET *you* THERE

Nestled in the desirable area of Langley Crescent, Hayes, this charming mid-terraced house presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest. The heart of the home features two inviting reception rooms, and the property has been fully refurbished throughout, ensuring a modern and stylish living environment. Notably, the rear extension enhances the living space, seamlessly connecting to the garden through bi-folding doors, which invite natural light and create a wonderful indoor-outdoor flow.

The property offers the convenience of a private driveway, accommodating up to two cars, making it a practical choice for families or individuals alike.

There are several schools in the local area as well as open parkland, convenience stores and public houses. The M4 is easily accessible and provides links to the M25 as well as a direct route into Central London.

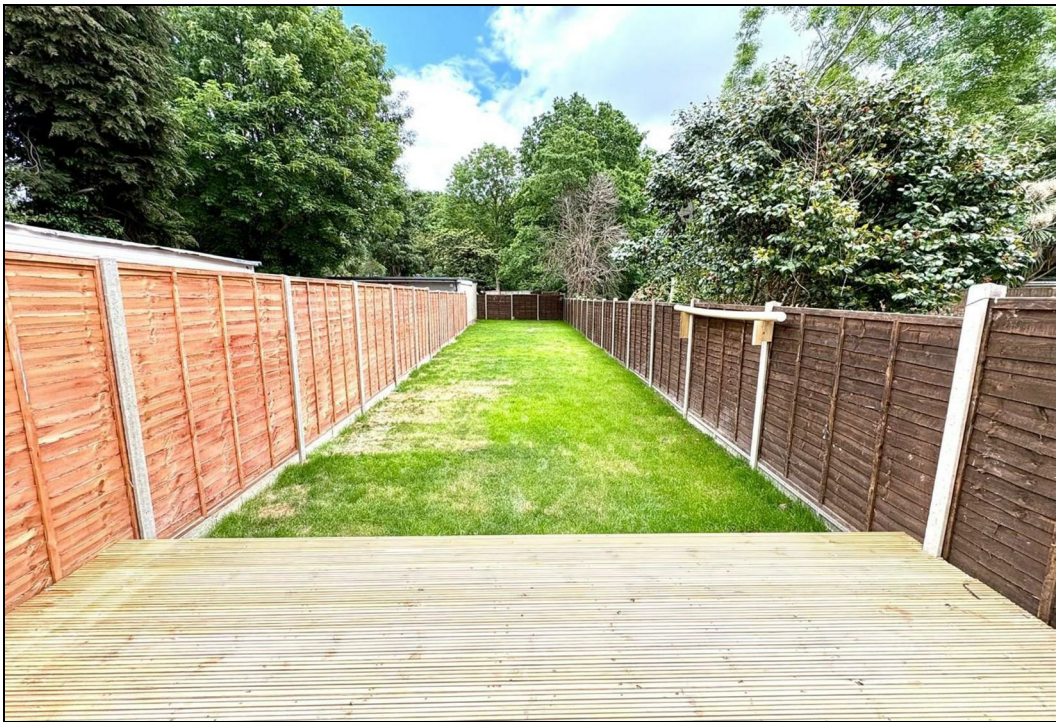
31 Coldharbour Lane, Middlesex , UB3 3EB | 0208 848 0978
hayes@hunters.com | www.hunters.com



KEY FEATURES

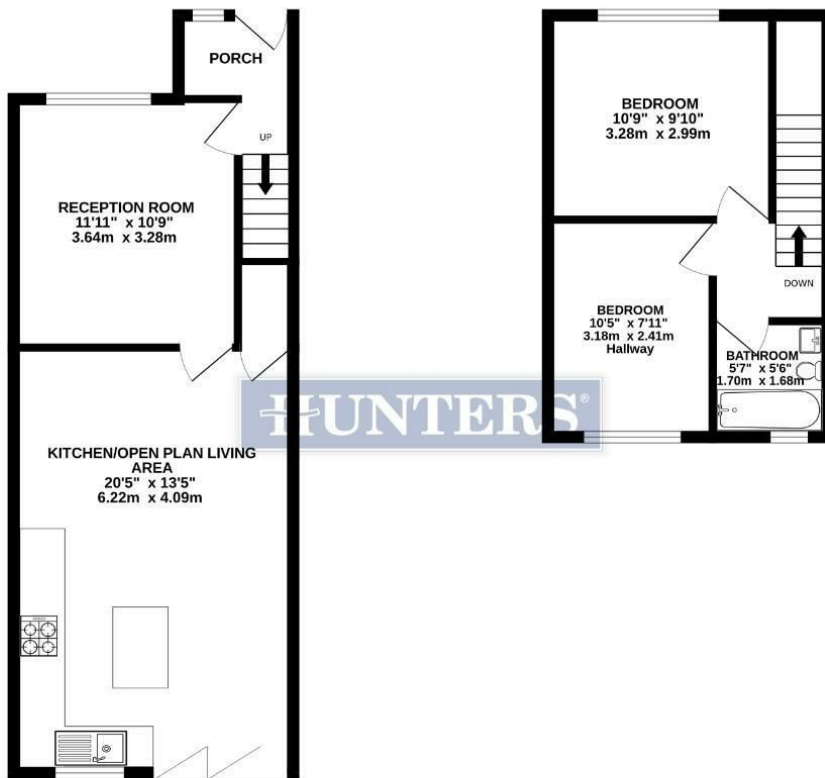
- Two Double Bedroom Mid-terraced House
 - Large Extended Kitchen
 - Long Rear Garden
 - Driveway Parking For Two Cars
 - No Onward Chain
 - Recently Refurbished
- Close Proximity To Schools And Transport Links
- EPC Rating: C/Council Tax Band: D





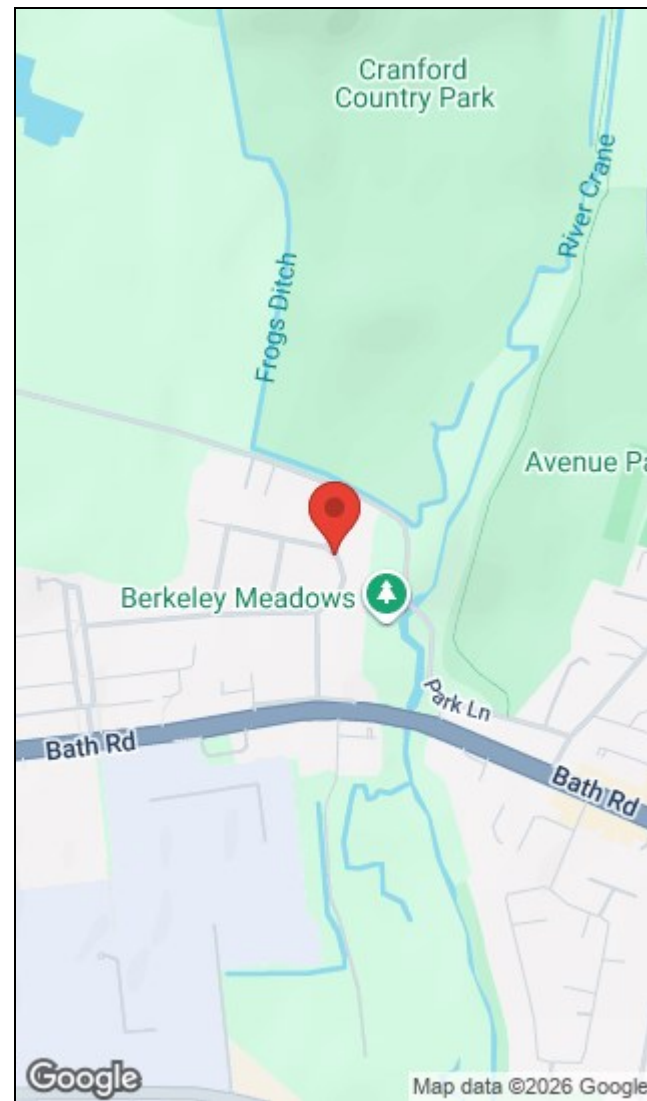
GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 GO202



Energy Efficiency Rating	
Current	Potential
	82
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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