



## Larch Crescent UB4 9DH

\*\*\*\* NO STAMP DUTY FOR FIRST TIME BUYERS \*\*\*\*

A spacious split level first floor maisonette offered for sale with no onward chain and situated close to shops & public transport on the nearby Yeading Lane. Comprising entrance hall, reception room with private balcony, fitted kitchen, 2 double bedrooms & family bathroom. Additional benefits include double glazing, gch, entryphone system and outside storage....AN IDEAL FIRST TIME BUY OR RENTAL INVESTMENT

## Accommodation

first floor maisonette

2 double bedrooms

fitted kitchen

family bathroom

double glazing & gch

long lease

no onward chain

close to shops & public  
transport



## Ground Floor

**entrance hall** - fitted carpet, built in storage cupboard & wall mounted security phone handset

**kitchen** - range of eye & base level units, single drainer sink unit with mixer tap, tiled splash back, built in oven & hob with extractor over, space & plumbing for washing machine, space for fridge freezer, tiled floor, wall mounted boiler & front aspect double glazed window

**reception room** - rear aspect double glazed doors leading to private rear garden, fitted carpet, fireplace radiator & staircase to second floor

**second floor landing** - fitted carpet, built in storage cupboard & access to loft

**bedroom 1** - rear aspect double glazed window, radiator, fitted carpet & built in wardrobe

**bedroom 2** - front aspect double glazed window, radiator & fitted carpet

**bathroom** - panel enclosed bath, pedestal wash hand basin, low level wc, tiled walls & flooring, heated towel rail, tiled walls & floor, extractor fan & front aspect frosted double glazed window

**external** - communal gardens and large storage cupboard

