

LOT  
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89 Botwell Crescent, Hayes,  
Middlesex UB3 2BE

**Guide price £220,000\***

## **GROUND FLOOR TWO BEDROOM GARDEN MAISONETTE IN NEED OF UPDATING**



This ground floor two bedroom maisonette is situated in a popular road off Botwell lane within easy reach of Hayes town centre with its shops and main line station, that will form part of the planned Crossrail route. Uxbridge with its major facilities and Underground Station is within three miles. Good road links are also easily accessible, including the A40, M40, A4, M4 and M25. Heathrow London Airport is a few miles to the south. The maisonette benefits from its own front and rear gardens although it is in need of complete updating and modernisation throughout. The property is sold with full vacant possession and will be of interest to investment buyers.

### **ACCOMMODATION**

Storm Porch, Lounge, Bedroom One, Bedroom Two, Kitchen, Bathroom, Private Front and Rear Gardens.

### **TENURE**

Leasehold approximately 48 years unexpired. Lease renewal terms are available within the legal pack.

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Hillingdon 01895 250111  
Council Tax Band C  
EPC Band D

### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN