



### Fairholme Crescent, Hayes, UB4 8QY

Charrison Davis are delighted to offer for sale this spacious semi detached house with plenty of potential to extend to the rear and into the loft stpp.. Presented in a clean and tidy condition the property would be perfect for a young family to create their own ideal home. Accommodation comprises entrance hall, large living / dining room, fitted oak style kitchen, 3 good size bedrooms and family bathroom. Externally there is your own drive to the front parking 2 cars, a lovely rear garden approx 100ft and a large detached garage / outhouse via rear access. Located on a sought after residential road in North Hayes close to both Grange Park & Hayes Park primary schools. Nearby shops & public transport are on both Kingshill Avenue & Lansbury Drive with direct bus routes to both Hayes town centre and underground station ( Elizabeth Line) and Uxbridge Town centre and underground station ( Piccadilly & Metropolitan line).

**Offers In Excess Of £500,000**

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Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

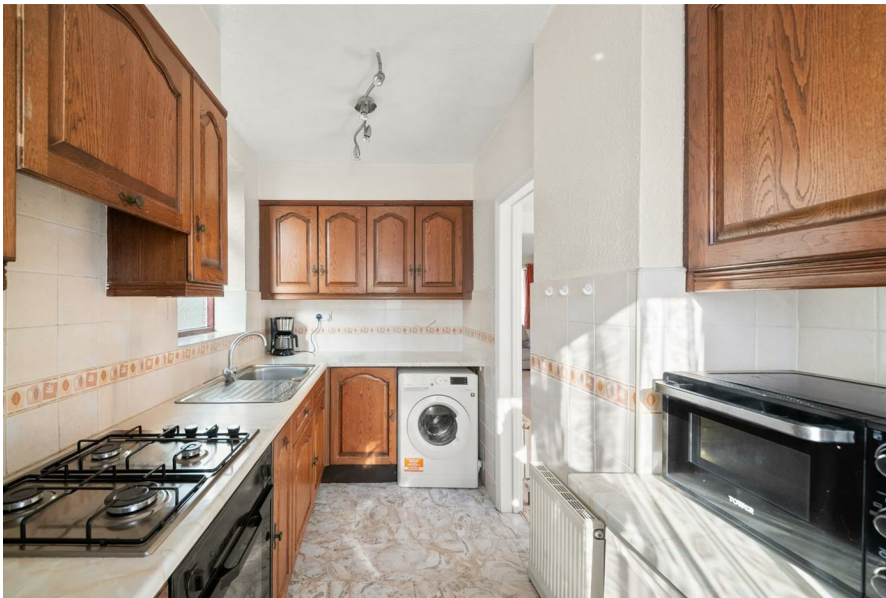
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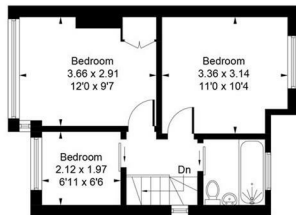
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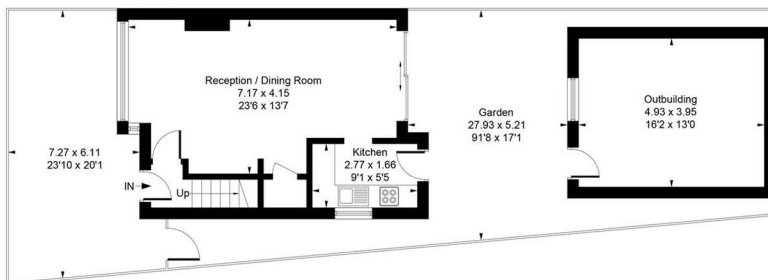
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Approximate Gross Internal Area = 69.02 sq m / 743 sq ft  
 Outbuilding = 19.72 sq m / 212 sq ft  
 Total = 88.74 sq m / 955 sq ft



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 purchase.  
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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>67</p>	<p>77</p>

**England & Wales**

EU Directive  
2002/91/EC



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