



Hayman Crescent, Hayes, UB4 8PW

CHARRISON DAVIS OFFER FOR SALE WITH NO UPPER CHAIN THIS SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE WITH SCOPE TO EXTEND STPP. Offering much potential to create your own perfect family home this property has gas central heating and double glazed windows, entrance hall, good sized lounge with a separate dining room and fitted kitchen. Upstairs has 3 generous sized bedrooms, modern bathroom and separate toilet. Outside has attractive gardens plus a detached garage approached via your OWN DRIVE with off street parking up to 4 cars. (potential to extend to the side and rear stpp).

Hayman Crescent is set within in a popular residential area situated off Charville Lane convenient for Swakeleys and Charville Schools. Excellent transports links for Uxbridge town centre and Hayes Town Elizabeth line station. The A40/M4/M25 motorways are a short drive away with their links to London and the Home Counties.

Asking Price £499,950

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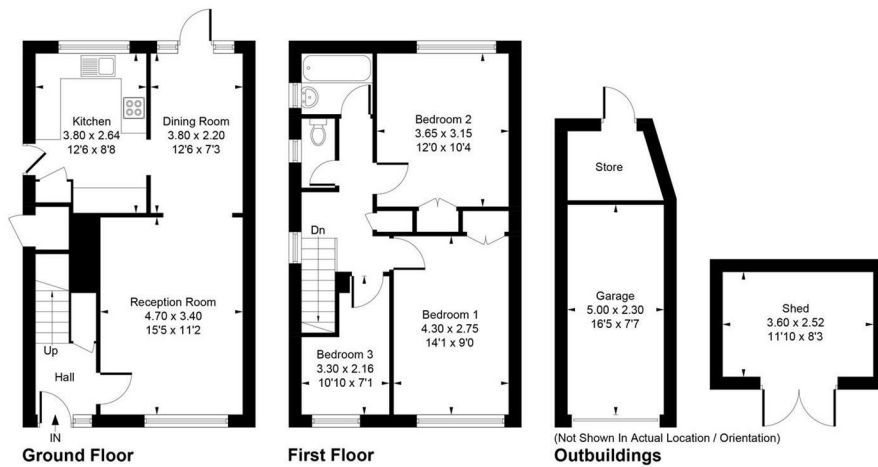
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Approximate Gross Internal Area = 85.20 sq m / 917 sq ft
 Outbuildings = 24.10 sq m / 259 sq ft
 Total = 109.3 sq m / 1176 sq ft



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) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>73</p>	<p>85</p>

England & Wales

EU Directive
2002/91/EC



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