
PHILLIP LAURENCE
ESTATE AGENTS
TRUST. EXPERIENCE. RESULTS.
Fairholme Crescent, Hayes, UB4 8QY
TO RENT £1,850 pcm









166 Fairholme Crescent

Hayes

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- PRESENTED IN GOOD ORDER THROUGHOUT HAVING BEEN REDECORATED
- TWO BED TERRACED HOUSE
- THROUGH LOUNGE DINING ROOM
- SEPARATE MODERN FITTED KITCHEN
- UPVC DOUBLE GLAZED CONSERVATORY
- TWO DOUBLE BEDROOMS & MODERN FIRST FLOOR BATHROOM/WC
- CENTRAL HEATED & DOUBLE GLAZED
- POPULAR NORTH HAYES LOCATION
- OFF STREET PARKING
- PART FURNISHED
- CONVENIENTLY LOCATED FOR LOCAL AMENETIES, SHOPS & BUS SERVICES
- CATCHMENT AREA FOR GRANGE & HAYES PARK SCHOOLS
- AVAILABLE NOW







Entrance Porch
Upvc double glazed entrance door, wood effect herringbone style vinyl flooring, internal timber door to entrance lobby.

Entrance Lobby
Carpeted staircase to first floor, wood effect herringbone style vinyl flooring, door to lounge.

Lounge
16' 5" x 13' 1" (5.00m x 4.00m)
Front aspect leaded light double glazed bay window, coved ceiling, open fireplace, wood effect herringbone style vinyl flooring, radiator, open with dining area.

Dining Area
13' 1" x 6' 7" (4.00m x 2.00m)
Coved ceiling, wood effect herringbone style vinyl flooring, radiator, etched single glazed timber double doors to conservatory, archway to kitchen.

Kitchen
13' 1" x 6' 7" (4.00m x 2.00m)
Modern fitted kitchen comprising:-Range of Grey high gloss wall & matching base units with laminated worktops over. Inset stainless steel one & a half bowl single drainer sink unit, free standing washing machine, fridge & fridge freezer. Slot in gas cooker with stainless steel extractor canopy over. Porcelain tiled splashbacks, wood effect herringbone style vinyl flooring, wall mounted gas central heating boiler, built in under stairs storage cupboard, aluminium double glazed door to garden.

Conservatory
9' 10" x 9' 10" (3.00m x 3.00m)
Brick & Upvc double glazed construction under a pitched polycarbonate roof., side & rear aspect Upvc double glazed windows, Upvc double glazed double doors to garden.

Landing
Access to loft space, carpeted flooring doors to







landing
Access to loft space, carpeted flooring doors to bedrooms & bathroom.

Bedroom One
13' 1" x 9' 10" (4.00m x 3.00m)
Front aspect leaded light double glazed window, range of full height built in mirror fronted wardrobes, over stairs built in storage cupboard, wood effect herringbone style vinyl flooring, radiator.

Bedroom Two
9' 10" x 9' 10" (3.00m x 3.00m)
Rear aspect double glazed window, wood effect herringbone style vinyl flooring, radiator.

Bathroom/wc
Modern fitted white suite comprising:- Steel panelled bath with bath/shower mixer taps, flexible hose, adjustable rail & detachable handset. Ceramic wash hand basin with monobloc mixer taps & vanity cabinet under, close coupled wc with push button flush. Fully tiled walls, wood effect herringbone style vinyl flooring, rear aspect double glazed window.







GARDEN

36’ 1” x 16’ 5” (11m x 5m)

Accessed from both the kitchen & conservatory, paved patio area with the remainder laid to lawn, hardstanding with steel storage shed, timber panelled fencing.

GARDEN

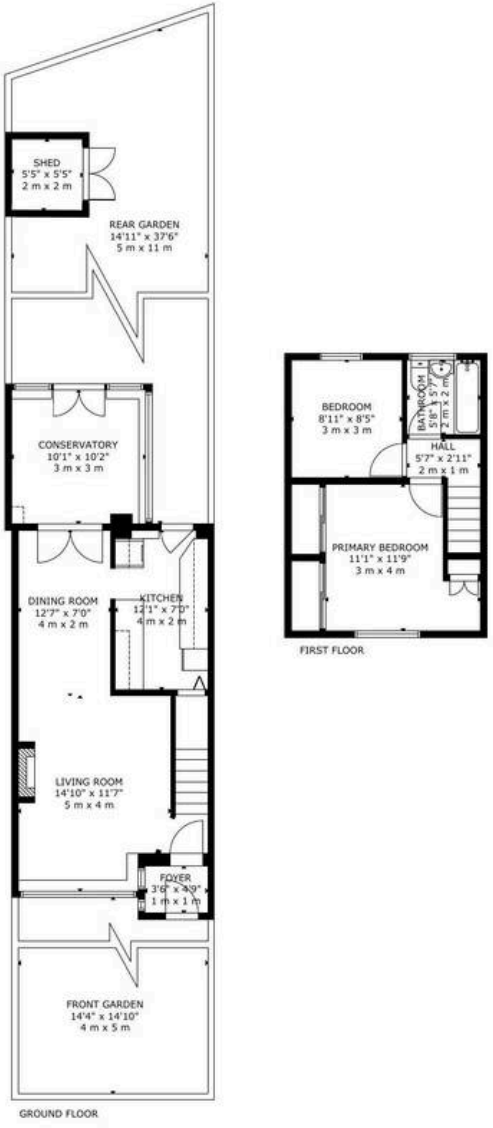
16’ 5” x 13’ 1” (5m x 4m)

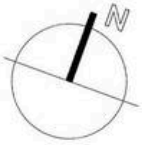
Long frontage laid to lawn with footpath to entrance.

OFF STREET

1 Parking Space

Hardstanding off street parking to front for 2 cars.





GROSS INTERNAL AREA
TOTAL: 74 m²/803 sq.ft
GROUND FLOOR: 47 m²/508 sq.ft, FIRST FLOOR: 27 m²/295 sq.ft
EXCLUDED AREAS: SHED: 3 m²/29 sq.ft, REAR GARDEN 36 m²/388 sq.ft, FRONT GARDEN: 19 m²/204 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

PHILLIP LAURENCE
ESTATE AGENTS
TRUST. EXPERIENCE. RESULTS.



Phillip Laurence Estate Agents

Phillip Laurence Estate Agents, 107 Lansbury Drive - UB4 8RP

02085611222 • info@phillplaurence.com • www.phillplaurence.com/