



Hayman Crescent, Hayes, UB4 8PW

CHARRISON DAVIS ARE DELIGHTED TO OFFER FOR SALE THIS FIRST CLASS 2 DOUBLE BEDROOM SEMI DETACHED HOUSE PRESENTED IN EXCELLENT ORDER THROUGHOUT.

The property has been very well maintained by the present owner and spacious living space provides an entrance hall, lounge and modern fitted kitchen/diner to the rear. Upstairs has 2 good sized double bedrooms, modern bathroom and a loft space suitable for conversion stpp. Outside has an easy maintained rear garden with an artificial lawn and a 16' detached garage via a gated shared drive with additional off street parking to the front. Set within a popular residential area close to recreation grounds and convenient for a choice of popular schools. Transport links are on hand for Uxbridge and Hayes Town (Hayes & Harlington Elizabeth line station) the M4/A40 and Heathrow Airport.

Excellent first time buy or rental investment.
VIEWING STRONGLY RECOMMENDED!

Asking Price £449,950

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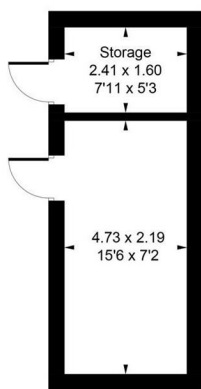
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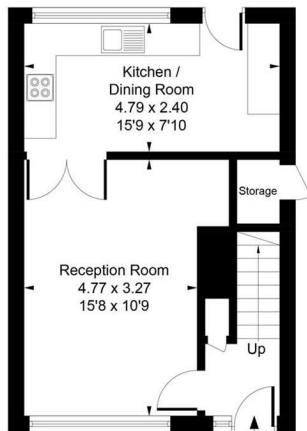


Approximate Gross Internal Area = 66.80 sq m / 719 sq ft
Outbuilding = 13.75 sq m / 148 sq ft
Total = 80.55 sq m / 867 sq ft

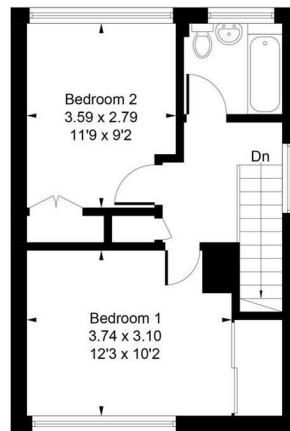


(Not Shown In Actual
Location / Orientation)

Outbuilding



Ground Floor



First 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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	69	86
England & Wales	EU Directive 2002/91/EC	

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