



## Fredora Avenue, Hayes, UB4 8RB

DO NOT MISS THIS!

**CHARRISON DAVIS ARE SOLE AGENTS FOR THIS 4 BEDROOM FAMILY HOUSE (1277 SQ.FT) BENEFITTING FROM A DOUBLE STOREY SIDE AND REAR EXTENSION WITH SCOPE TO FURTHER EXTEND AND/OR CREATE MULTIPLE OFF STREET PARKING VIA A GATED OWN DRIVE STPPP.**

This delightful and well presented property has double glazed windows and gas central heating with the accommodation currently configured to provide an enclosed porch, entrance hall, large lounge, 2nd reception room or perhaps an occasional 5th bedroom, downstairs shower room/toilet and a good sized fitted kitchen/diner. Upstairs, the original house space provides 2 double and 1 single bedroom and a bathroom/toilet with the side extension giving you a 20' double aspect master bedroom (this could be divided into 2 rooms) and full width loft space suitable for conversion. Outside has attractive front and rear gardens with an additional side garden and gated driveway (YOU ALSO HAVE AN ELECTRIC CAR CHARGING POINT). Fredora Avenue is located within a much sought after area of North Hayes close to Grange Park and Hayes Park Primary Schools, Nurseries, local shops and excellent transport links for Uxbridge, Hayes Town Elizabeth line station and Heathrow. Also the property is within easy walking distance of recreational open space, local nature reserves and the iconic 'Beck' theatre and Hayes Cricket Club.

VIEWING HIGHLY RECOMMENDED!

### Asking Price £599,950

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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

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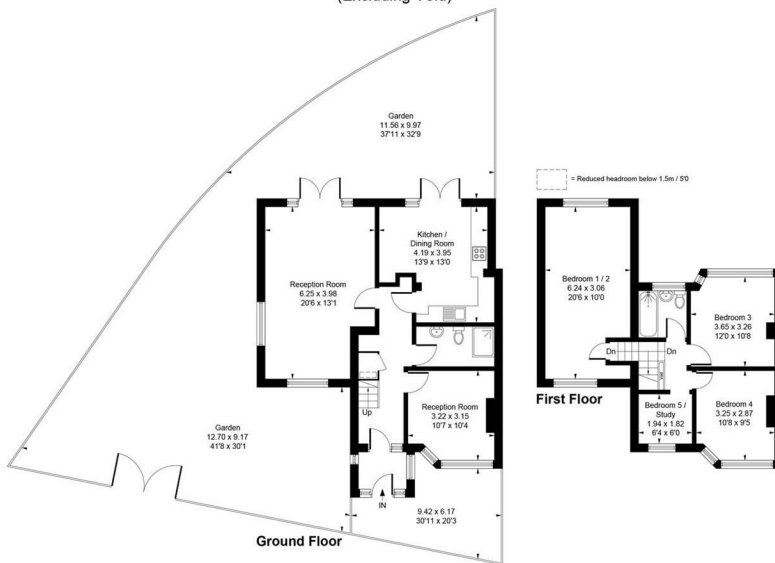
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Approximate Gross Internal Area = 118.60 sq m / 1277 sq ft  
(Excluding Void)



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>	72	79

**England & Wales**

EU Directive  
2002/91/EC



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