



Fairholme Crescent, Hayes, UB4 8QU

CHARRISON DAVIS PRESENT THIS 3 BEDROOM SEMI DETACHED HOUSE OFFERING MUCH SCOPE TO IMPROVE AND EXTEND TO CREATE YOUR OWN PERFECT FAMILY HOME. The property does have gas central heating but will require complete re-modernisation throughout. There is much potential for a rear extension and loft conversion stpp. The accommodation currently provides an entrance hall, lounge, separate dining room and 'galley' style kitchen. Upstairs has 2 double +1 single bedrooms and a bathroom and outside a large rear garden plus front garden with scope to create off street parking stpp. Fairholme Crescent is set within a popular residential area walking distance to both Grange Park and Hayes Park Primary Schools, Kingshill shopping parade and transport links for Uxbridge, Northolt central line station, A40 London, Hayes Elizabeth line station and Heathrow.

No Offers £450,000

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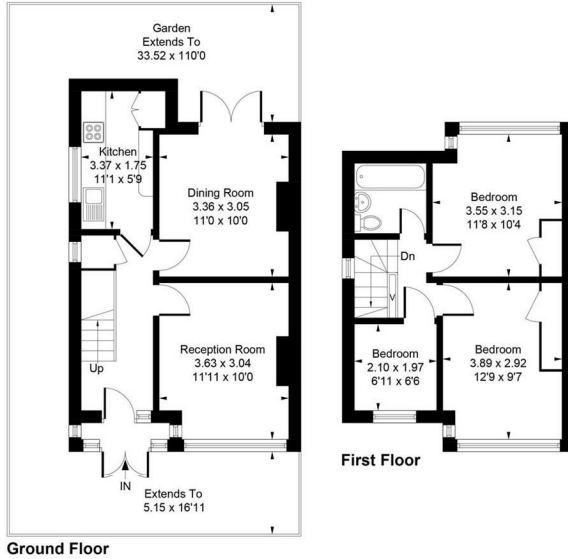
A photograph of a cluttered room. In the foreground, a large, messy pile of white bedding, including a quilted duvet, is the central focus. To the left, a metal bed frame is visible, with various items of clothing, including a blue and white striped shirt, hanging from it. In the background, a window with brown patterned curtains is set into a wall with vertical wood paneling. A white electric fan sits on a surface near the window. A single, simple, white, teardrop-shaped pendant light hangs from the ceiling. To the right, a black metal frame, possibly for a bed or a large chair, is partially visible, surrounded by more clutter, including a cardboard box and various bags. The overall impression is one of a cramped and disorganized living space.

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Approximate Gross Internal Area = 73.84 sq m / 795 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
<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>	62	75
England & Wales	EU Directive 2002/91/EC	

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