



Fairholme Crescent, Hayes, UB4 8QT

NO UPPER CHAIN AND EXCELLENT POTENTIAL TO EXTEND AND IMPROVE THIS 3 BEDROOM SEMI DETACHED HOUSE. The property has an entrance hall, lounge/dining room and separate kitchen. Upstairs has 3 bedrooms and a bathroom with loft space suitable for conversion stpp. Outside has a well maintained rear garden and a detached garage providing space to extend to the side and rear stpp. The property also has a good sized lawned and hedged front garden plus it's own driveway with potential for parking several cars. Located in a much sought after residential area close to local shops and favored schools with transport links for Uxbridge, Northolt, Ealing, Southall, Heathrow and Hayes Town (Hayes & Harlington Elizabeth line station).

Offers In Excess Of £510,000

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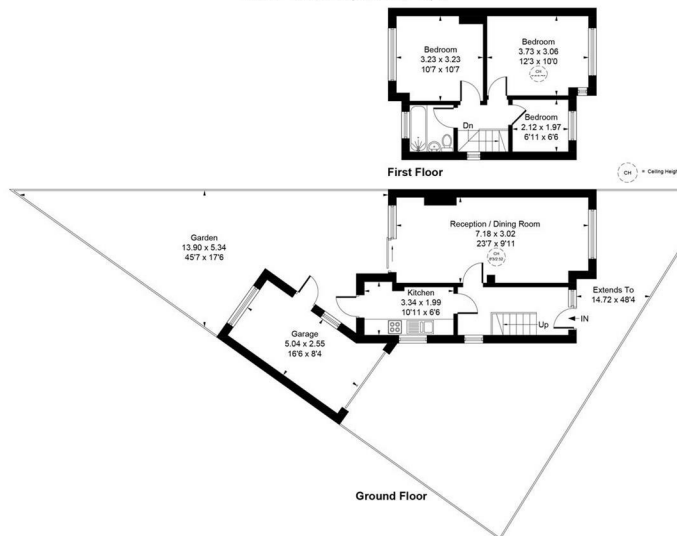
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Approximate Gross Internal Area = 72.45 sq m / 780 sq ft
 Garage = 13.63 sq m / 147 sq ft
 Total = 86.08 sq m / 927 sq ft



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>66</p>	<p>86</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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