



**Fairholme Crescent, Hayes, Middlesex, UB4 8QS**

CHARRISON DAVIS ARE DELIGHTED TO BE THE CHOSEN SOLE AGENT for this extended 2 double bedroom terraced house offering so much potential and available with immediate vacant possession and NO ONWARD CHAIN! With gas central heating and double glazed windows the accommodation comprises, entrance porch, good sized reception room, downstairs wet room, spacious kitchen/diner rear extension with upstairs having 2 double bedrooms. Externally there is off street parking to the front and a generous 70ft private rear garden. Located within a popular residential area close to shops and both Grange Park and Hayes Park Primary Schools. An ideal first time buy or rental investment!

**Asking Price £419,950**

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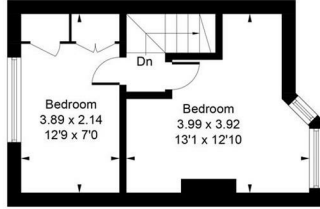


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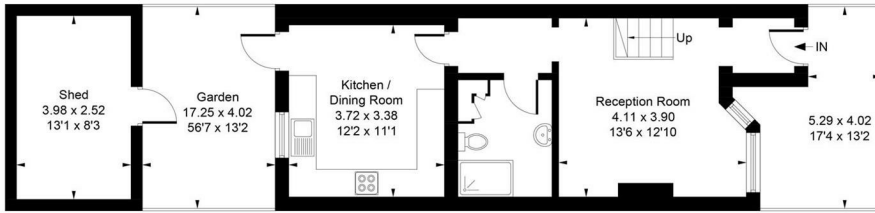


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Approximate Gross Internal Area = 62.75 sq m / 675 sq ft  
 Shed = 10.12 sq m / 109 sq ft  
 Total = 72.87 sq m / 784 sq ft



First Floor



Ground 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
<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>		

**England & Wales**

EU Directive  
2002/91/EC



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