



## Fredora Avenue, Hayes, UB4 8RB

DO NOT MISS THIS!!

CHARRISON DAVIS ARE DELIGHTED TO OFFER FOR SALE this well presented 2 double bedroom end of terraced house available with NO UPPER CHAIN, boasting a GATED OWN DRIVE and side space providing SCOPE TO EXTEND stpp.

Full of potential, this excellent property is located just off Lansbury Drive close to both Grange Park and Hayes Park Primary schools, local shops and transport links for Uxbridge, Hayes Town Elizabeth line station and Heathrow.

The accommodation with gas central heating and double glazed windows provides an entrance porch and a spacious lounge/dining room area open plan to a modern fitted kitchen. Upstairs has loft storage space, 2 double bedrooms and a modern bathroom/toilet.

Outside has a well tended rear garden plus bonus side space offering scope to extend stpp and a gated own drive parking 2 cars.

**EXCELLENT FIRST TIME BUY OR RENTAL INVESTMENT!**

**Asking Price £440,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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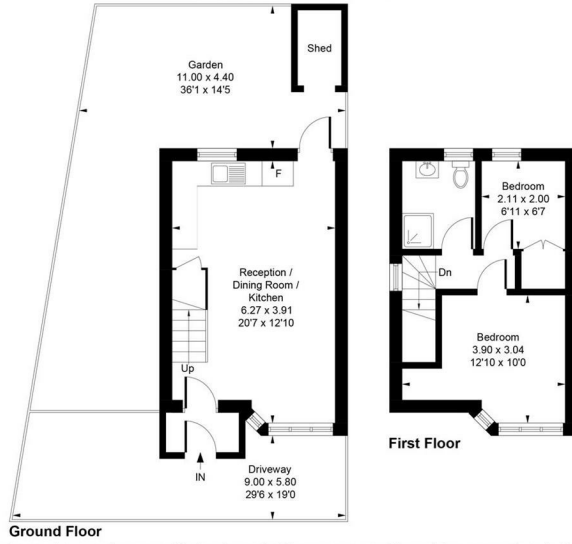


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Approximate Gross Internal Area = 48.80 sq m / 525 sq ft  
 Shed = 1.90 sq m / 21 sq ft  
 Total = 50.70 sq m / 546 sq ft



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) <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>	<p>70</p>	<p>79</p>

**England & Wales**

EU Directive  
2002/91/EC



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