

### Hayman Crescent, Hayes, UB4 8PP

SO MUCH POTENTIAL FOR THIS EXTENDED 3/4 BEDROOM SEMI DETACHED HOUSE. WELL PRESENTED THROUGHOUT THIS PROPERTY HAS AN ENTRANCE HALL, SPACIOUS LOUNGE, MODERN FITTED KITCHEN WHICH COULD BE EXTENDED AND A SINGLE STOREY SIDE EXTENSION PROVIDING ANOTHER GOOD SIZED RECEPTION ROOM / 4TH BEDROOM, DOWNSTAIRS TOILET AND A SEPARATE UTILITY ROOM (ALL COULD BE RE-CONFIGURED TO PROVIDE SELF CONTAINED LIVING SPACE). UPSTAIRS HAS 3 BEDROOMS AND A MODERN BATHROOM PLUS LOFT SPACE SUITABLE FOR CONVERSION. OUTSIDE HAS A TAPERED AND WIDE REAR GARDEN PLUS AN ATTACHED GARAGE AND OWN DRIVE PARKING 2 OR MORE CARS.

Hayman Crescent is set within a pleasant residential area just off Charville Lane with transport links for Uxbridge, A40 London, local schools and Hayes Town Elizabeth line station.

**Asking Price £535,000**

**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)

35 Hayman Crescent, Hayes, UB4 8PP





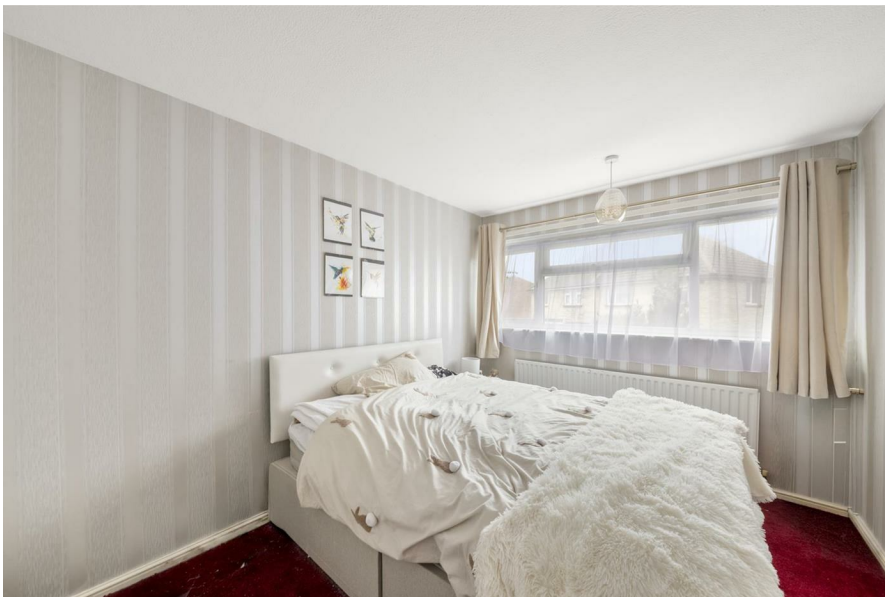
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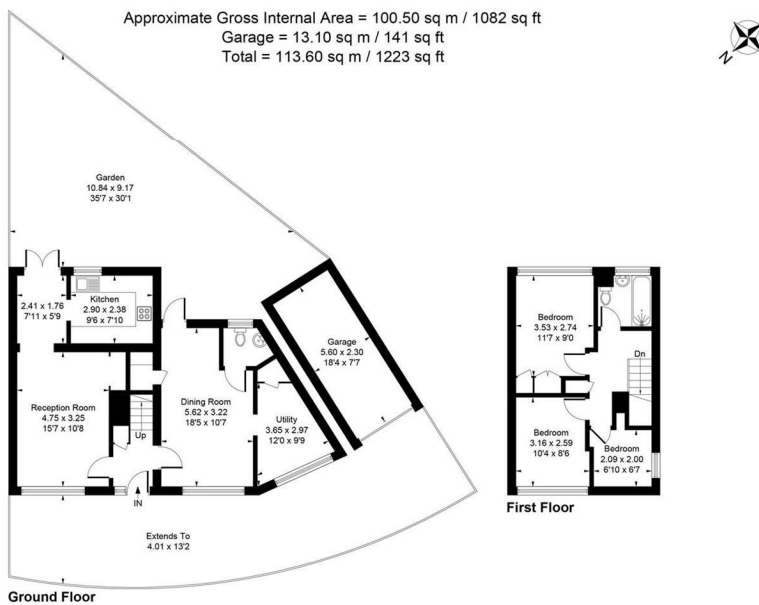


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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>55</p>	<p>73</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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