



### Hayman Crescent, Hayes, UB4 8PP

CHARRISON DAVIS OFFER FOR SALE THIS SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE AVAILABLE WITH NO UPPER CHAIN! This excellent property offers much potential to create your own perfect family home and with gas central heating and double glazed windows the accommodation provides an extended porch, entrance hall, good sized lounge with a separate dining room and fitted kitchen. Upstairs has loft storage space suitable for conversion stpp, 3 generous sized bedrooms, modern shower room and separate toilet. Outside has attractive gardens plus a detached garage approached via a shared drive. The front garden could be converted to provide additional off street parking.

Hayman Crescent is set within in a popular residential area situated off Charville Lane and just a short walk to Charville Primary School. Transports links are on hand for Uxbridge town centre and Hayes Town Elizabeth line station. The A40/M4/M25 motorways are a short drive away with their links to London and the Home Counties.

**Asking Price £499,950**

Tel: 020 8573 9922 Fax: 020 8569 3495

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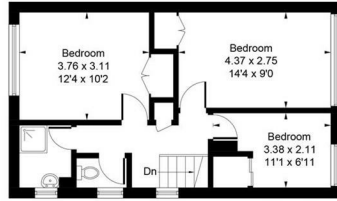


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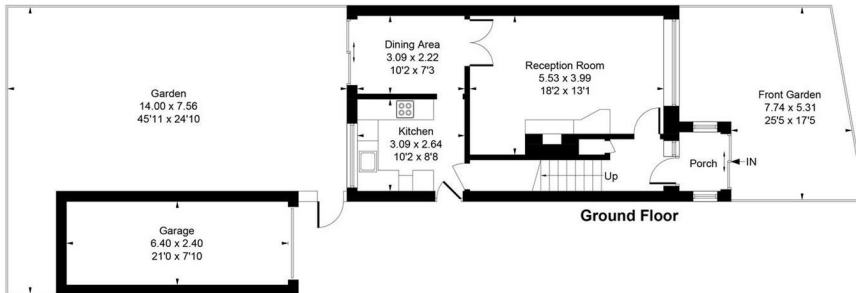


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Approximate Gross Internal Area = 90.67 sq m / 976 sq ft  
 Garage = 15.32 sq m / 165 sq ft  
 Total = 105.99 sq m / 1141 sq ft



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



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