



Hayman Crescent UB4 8PP

Improved and updated since 2018 this modernised & spacious 3 double bedroom semi detached house is available with NO UPPER CHAIN! plus potential to create additional living space stpp.

Situated in a popular residential area walking distance to Charville Primary & Swakeleys Secondary Schools with main bus route links for Uxbridge, Heathrow, Northolt, Ealing, Southall & Hayes Town (Hayes & Harlington Station with Cross Rail anticipated 202/23).

Well presented throughout, this excellent property has a pretty front & rear garden, entrance hall with a good sized lounge, open plan contemporary styled kitchen/dining room area, enclosed side storage area (potential to convert into extra living space stpp).

Upstairs has 3 double bedrooms, a modern bathroom with a new 'rain drop' style electric power shower + separate toilet.

Your earliest viewing is strongly recommended!

Accommodation

3 Double Bedroom Semi

**Improved & Updated Since
2018**

GCH + DG Windows

Good Sized Lounge

**Refitted Kitchen/Dining
Room**

**Storage Area with
Ext.Potential stpp**

Modern Bathroom

Pretty Gardens

Ground Floor

Open Porch - Double glazed front door to:-

Entrance Hall - Radiator, storage cupboard, wood flooring, carpeted stairs to landing, door to:-

Lounge - 18' 4" x 11' 1" (5.6m x 3.4m) Double glazed windows to front aspect, radiator, fitted carpets, arch way to:-

Kitchen/Dining Room Area - 16' 6" x 9' 10" (5.03m x 3m) Re-fitted with a contemporary range of fitted wall, base & drawer units + a mobile breakfast island/storage unit. Fitted 'Smart' TV, storage pantry unit. Sink unit with mixer tap, tiled surround & wooden work top surfaces, fitted 'Bosch' double oven, 'Neff' gas hob + 'Hotpoint' stainless steel extractor hood, plumbed for washing machine & dishwasher, cupboard housing 'Vaillant' central heating boiler, double glazed windows to side aspect, downlights, radiator, tiled flooring, double glazed sliding doors to rear garden, side door into:-

Reverse View -

Enclosed Storage Area - 9' 10" x 9' 10" (3m x 3m) Potential to create additional living space stpp. Front to rear access doors.

1st Floor/Landing - Airing cupboard housing hot water cylinder, access to loft, double glazed window to side aspect, fitted carpets through to all bedrooms.

Bedroom 1 - 14' 5" x 8' 10" (4.4m x 2.7m) Double glazed windows to front aspect, radiator, built in wardrobes.

Bedroom 2 - 12' 5" x 10' 2" (3.8m x 3.1m) Double glazed windows to rear aspect, radiator, built in wardrobes.

Bedroom 3 - 11' 1" x 7' 2" (3.4m x 2.2m) Double glazed windows to front aspect, radiator.

Bathroom - Modern white suite comprising panelled bath + new electric power shower with 'Rain Drop' style fitting. hand wash bowl, tiled walls, heated towel rail, double glazed window to side aspect, downlights, bathroom cabinet, tiled floor.



Outside - Pretty rear garden with a feature covered seating area, steel shed, water tap, well tended lawn & variety of shrubs & flowers.

Garden Alternative View -

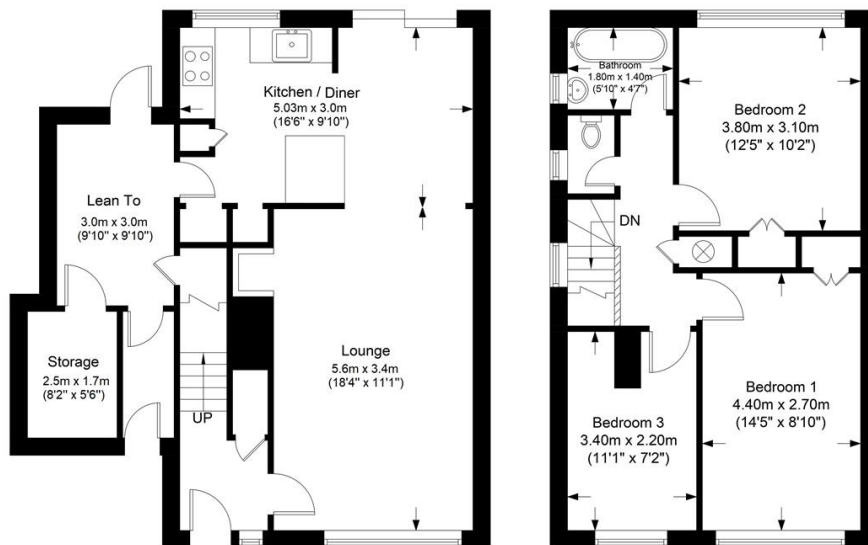
Reverse View -

Front -

Parking - On road parking to the front of the property.



Approximate Gross Internal Floor Area : 98.34 sq m / 1058.52 sq ft
Garden Measurement - (10.05m x 7.0m = 32'11" x 22'11")



Ground Floor

First Floor

Illustration purposes only. All measurements are approximate.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		