



## 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** -

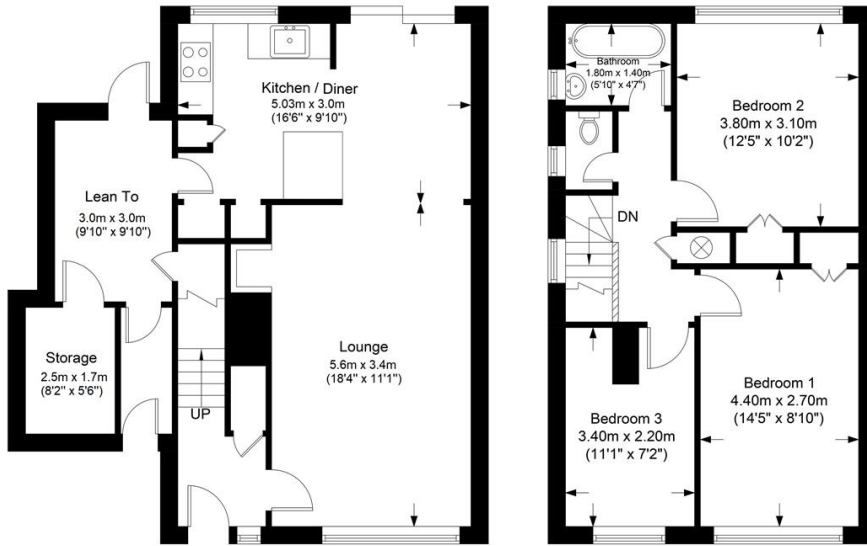
**Front** -

**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		