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Hurstfield Crescent, Hayes, UB4 8DW
£620,000

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- Three Bedrooms
- Outbuilding
- Freehold
- Immaculate Condition
- Potential To Extend Further STPP
- Additional Loft Room
- Own Driveway To Garage
- Situated On A Popular Road
- Two Bathrooms
- Good Schools Nearby

Description

This well presented family home offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a bright airy reception room, a convenient downstairs WC and shower, enhancing the practicality of the space, a sleek fitted kitchen and dining area completes this floor.

Rising to the first floor, you will find three bedrooms and a well appointed bathroom.

The property further benefits from a loft room on the second floor, which can be utilized as an home office or extra storage space.

Externally, the home boasts a front drive with parking, a valuable asset in this area. The private rear garden is a delightful space, perfect for outdoor dining and entertainment.

Situation

Hurstfield Crescent located in the prime spot of North Hayes moments from the Uxbridge Road with its variety of local shops, restaurants, takeaways and Lombardy retail park with its Sainsbury's superstore & High Street brand shops. Hayes and Harlington station is a short drive away with the Elizabeth line making the journey into Central London a breeze. Also a number of local bus services provide access to the local area and beyond. Highly regarded schools including Hayes Park primary school, Charville Academy and Barnhill Community high school.



Hurstfield Crescent, Hayes, UB4

Approximate Area = 972 sq ft / 90.3 sq m
Loft = 155 sq ft / 14.4 sq m
Garage = 112 sq ft / 10.4 sq m
Garden Room & Shed = 225 sq ft / 20.9 sq m
Total = 1464 sq ft / 136.0 sq m
For identification only - Not to scale

Ground Floor

Garden
18.00 x 8.00
59'1 x 26'3

Kitchen / Dining Room
5.11 x 2.95
16'9 x 9'8

F

Reception Room
6.65 max x
5.11 max
21'10 x 16'9

Up

First Floor

Loft Room
4.78 max x
2.97 max
15'8 x 9'9

Dn

Bedroom
3.25 max x
3.07 max
10'8 x 10'1

Dn

Up

Bedroom
3.30 x 3.25
10'10 x 10'8

Bedroom
2.21 x 1.90
7'3 x 6'3

Shed
2.40 x 1.85
7'10 x 6'1

(Not Shown In Actual Location / Orientation)

Garden Room
5.18 x 3.10
17'0 x 10'2

(Not Shown In Actual Location / Orientation)

Garage
5.51 x 1.83
18'1 x 6'0

(Not Shown In Actual Location / Orientation)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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estate agents

A Google Map showing the location of Uxbridge County Court. A green pin marks the court's location on Park Ln, just north of its intersection with Park Rd. Park Rd is labeled with the road number A4020. Other streets shown include Raynton Dr, Woodrow Ave, Balmoral Dr, and Lansbury Dr. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	70	82	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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