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Stuart Crescent, Hayes, UB3 2QR
£535,999





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- Three Bedrooms
- Potential To Extend STPP
- Private Rear Garden
- Good Schools Nearby
- Semi-Detached
- Additional Loft Room
- Driveway
- Close To An Elizabeth Line Station
- Easy Reach To The Uxbridge Road
- Freehold

Description

This well presented property creates the perfect space for family living comprising of a welcoming porch entrance , spacious and light filled living room which seamlessly flows in to the dining area, to complete the ground floor a modern fitted kitchen. The property boasts good potential to extend further to the rear.

The first floor enjoys three bedrooms and a family bathroom. You have the added benefit of an additional loft room previously used as a fourth bedroom.

A large front driveway providing off street parking for multiple vehicle. To the rear a generous sized private garden mainly laid to lawn.

Situation

Stuart Crescent giving easy access to local shops, schools and bus/road links including the M40, M4 and M25 with its links to London and the Home Counties. Hayes Town Centre with its variety of local shops, cafes and coffee shops, also the Elizabeth Line.

Stockley Park, Heathrow Airport and Uxbridge town centre also just moments away. Highly regarded schools in the local area including Wood End Green school and Hewens College.

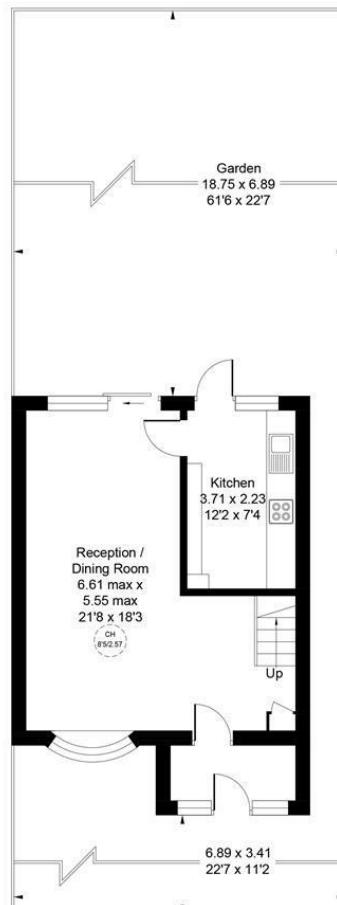


Floor Plans



Stuart Crescent, Hayes, UB3

Approximate Area = 853 sq ft / 79.2 sq m
 Loft Room (Excluding Eaves) = 193 sq ft / 17.9 sq m
 Total = 1046 sq ft / 97.1 sq m
 For identification only - Not to scale



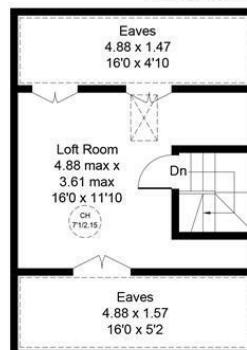
Ground Floor

Reception / Dining Room
6.61 max x 5.55 max
21'8 x 18'3
CH 852.57

Kitchen
3.71 x 2.23
12'2 x 7'4

Garden
18.75 x 6.89
61'6 x 22'7

Up



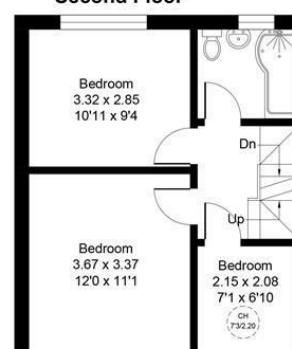
Second Floor

Eaves
4.88 x 1.47
16'0 x 4'10

Loft Room
4.88 max x 3.61 max
16'0 x 11'10
CH 7'11.15

Eaves
4.88 x 1.57
16'0 x 5'2

Dn



First Floor

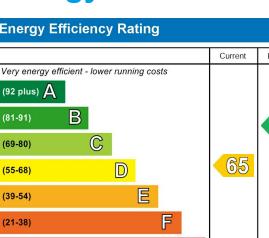
Bedroom
3.32 x 2.85
10'11 x 9'4

Bedroom
3.67 x 3.37
12'0 x 11'1

Bedroom
2.15 x 2.08
7'1 x 6'10
CH 7'3.20

Dn

Up



Energy Efficiency Rating

Rating	Current	Potential
A	83	65
B		
C		
D		
E		
F		
G		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
A	Very environmentally friendly - lower CO ₂ emissions	
B		
C		
D		
E		
F		
G		

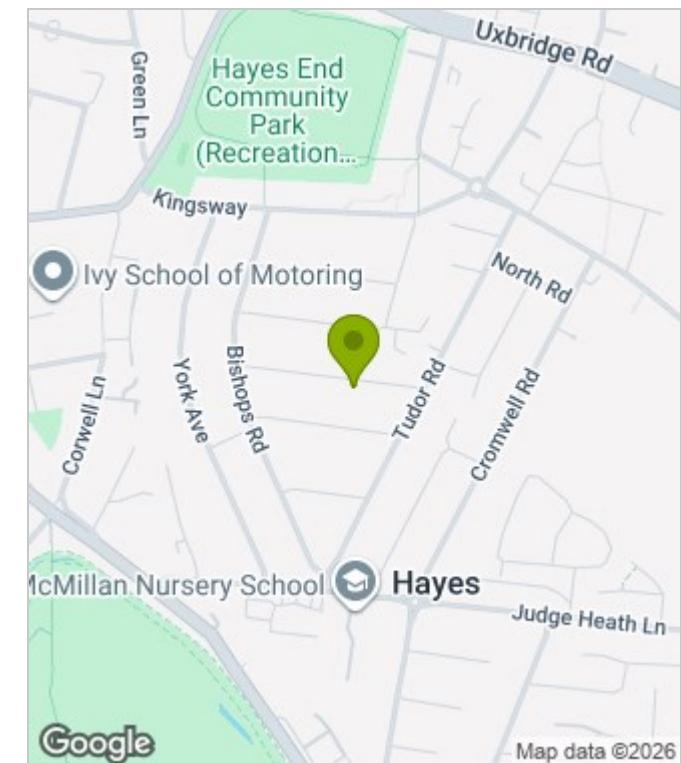
England & Wales

CH = Ceiling Height
 = Reduced headroom below 1.5m / 5'0

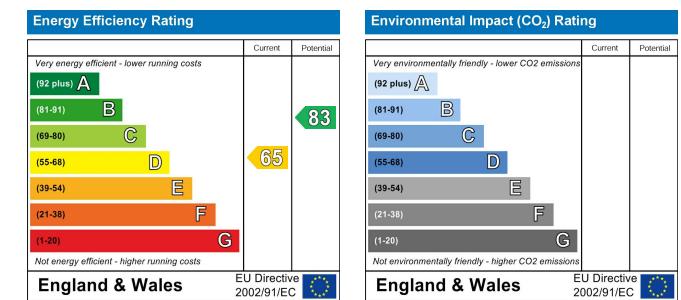
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Alday & Miller.

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Area Map



Energy Performance Graph



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