



## Hurstfield Crescent, Hayes, UB4 8DW

This is a very impressive example of a much sought after 'A' type, 'Nash' built, EXTENDED 3 DOUBLE bedroom semi detached family house with an outstanding rear garden.

This well presented property has an extended hallway with a downstairs toilet, spacious lounge and dining room plus a full width kitchen extension to the rear. Upstairs has 3 double bedrooms, shower room (walk-in shower) and toilet plus loft space suitable for conversion stpp. Outside has a fabulous rear garden and a storage garage via a shared driveway. To the front is a brick paved own drive-in for 2 cars.

Located in a premier area of North Hayes close to Hayes Park and Grange Park Primary Schools, local shops and access to the Uxbridge Road with transport links for Uxbridge, Ealing, Southall, Heathrow and Hayes Town (Hayes & Harlington Elizabeth line underground station).

Your earliest viewing is highly recommended!

**Asking Price £579,950**

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Approximate Gross Internal Area = 89.15 sq m / 960 sq ft  
 Garage = 12.15 sq m / 131 sq ft  
 Total = 101.30 sq m / 1091 sq ft



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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>62</p>	<p>80</p>

**England & Wales**

EU Directive  
2002/91/EC





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