



Adelphi Crescent, Hayes, UB4 8LZ

NO ONWARD CHAIN FOR THIS SUBSTANTIAL 4 BEDROOM SEMI DETACHED CORNER PLOT HOUSE WITH A LARGE SINGLE STOREY REAR EXTENSION AND A DOUBLE STOREY SIDE EXTENSION. This 'Nash' built family home offers generous and modern living space throughout with potential to convert the loft and further extend. To the ground floor you have an entrance hall, lounge + dining room, rear kitchen extension with 2 feature breakfast bar areas and a large 3rd reception/games room. Upstairs has a master bedroom with en-suite, 2 more doubles and a single bedroom + a family bathroom. Outside has gardens to the side and rear + a feature detached office/recreation room. Your own drive parks 3 cars and can be extended for more stpp. Adelphi Crescent is one of North Hayes most favored locations close to Kingshill shopping parade and Hayes Park primary school with transport links available for Northolt, Ealing, Uxbridge, Southall, Heathrow and Hayes Town (Cross Rail station - Paddington within 20 minutes).

Offers In Excess Of £650,000

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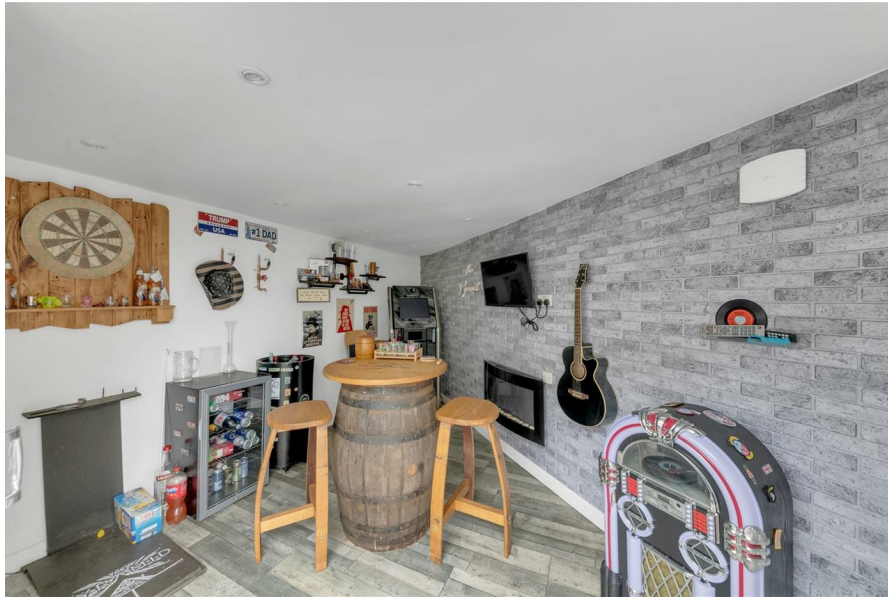
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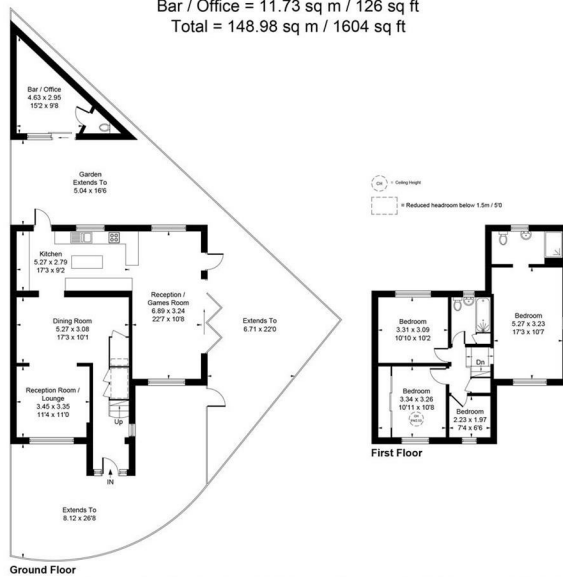
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Approximate Gross Internal Area = 137.25 sq m / 1478 sq ft
Bar / Office = 11.73 sq m / 126 sq ft
Total = 148.98 sq m / 1604 sq ft



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) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>73</p>	<p>85</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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