



Adelphi Crescent, , Hayes, UB4 8LY

- Four Bedroom House
- Downstairs Shower Room
- Modern Condition
- Driveway for 3 cars
- Available Immediately
- Fitted Kitchen
- Gas Central Heating
- Recently Refurbished
- Private Rear Garden
- EPC Rating: D

£2,850 Per Calendar Month



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DESCRIPTION

Hunters Estate Agents offer to the market a four bedroom semi detached family home in Adelphi Crescent, North Hayes. The property is available for viewing and is set in a popular road close to amenities and transport links.

The property comprises entrance hall, modern fitted kitchen, through lounge and a shower room. To the first floor you can find two bedrooms, a study room, a family bathroom and storage throughout. On the second floor, you have two bedrooms and a shower room. Externally you have a driveway for 3 cars and a rear a large private garden.

Adelphi Crescent is situated off Kingshill Avenue and is within easy reach of local amenities, transport links and schools. The Uxbridge Road is a short drive away along with the A312/A40 motorway links connecting you to inner/outer London and Heathrow Airport.

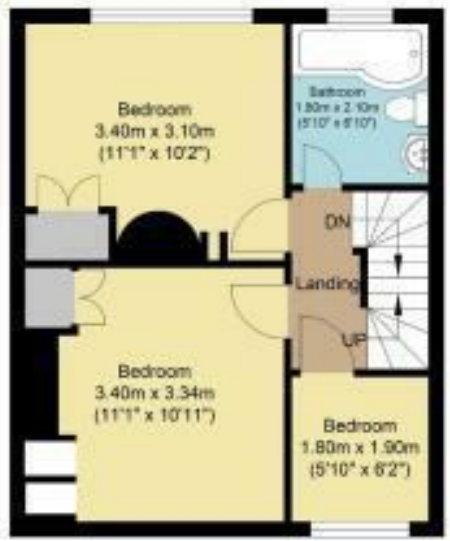




Approx Gross Internal Floor Area :115.36 sq. m. (1241.72 sq. ft.)



Ground Floor



First Floor



Second Floor

Viewings

Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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