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Hurstfield Crescent, Hayes, UB4 8DN
£600,000

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£600,000

- Four / Five Bedrooms
- Sought After Location
- Off Street Parking For Multiple Vehicles
- Downstairs W.C
- Gas Central Heating
- Semi-Detached
- Nearby to Highly Regarded Schools
- Single Storey Side Extension
- Close to Local Amenities
- 1493.00 Sq Ft

Description

This impressive five-bedroom house offers a perfect blend of modern living and spacious comfort. Upon entering, you are greeted by a welcoming reception room, a fully fitted kitchen, two downstairs bedrooms and a family bathroom.

The first floor enjoys three bedrooms and a bathroom.

The exterior of the property features a large driveway, providing off-street parking for multiple vehicles for residents and guests. To the rear a is a private garden with outbuilding offering extra storage space.

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 = 1439 sq ft / 133.7 sq m
Store = 54 sq ft / 5.0 sq m
Total = 1493 sq ft / 138.7 sq m
For identification only - Not to scale

Ground Floor

Store
3.65 max x
2.61 max
12'0 x 8'7

Garden
8.14 x 7.76
26'8 x 25'6

Kitchen /
Dining Room
5.00 x 3.07
16'5 x 10'1

Reception Room
6.62 max x
5.30 max
21'9 x 17'5

Bedroom
6.10 max x
2.32 max
20'0 x 7'7

Bedroom
4.55 max x
4.24 max
14'11 x 13'11

Extends To
9.85 x 32'4

First Floor

Bedroom
3.22 max x
2.95 max
10'7 x 9'8

Bedroom
3.31 max x
3.30 max
10'10 x 10'10

Bedroom
2.40 max x
1.88 max
7'10 x 6'2

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 2024.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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>		83	<p><i>Very environmentally friendly - lower CO₂ emissions</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 environmentally friendly - higher CO₂ emissions</i></p>		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC			

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