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Adelphi Crescent, Hayes, UB4 8NB
£560,000

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- Extended Three Bedroom Home
- Two Substantial Detached Garages With Exceptional Storage Or Workshop Potential
- Prime Location In The Heart Of North Hayes
- Bright And Spacious Through Dining Room, Ideal For Entertaining
- Impressive 65ft Rear Garden Offering Excellent Outdoor Space
- A Type Nash Built - Largest Of It's Style In The Area
- Excellent Condition Throughout
- Large Driveway Providing Ample Off-Street Parking
- Separate Front Reception Room With Bay Window
- Excellent Scope To Extend (STPP)

Description

Situated in a popular residential location, this well-presented three-bedroom home offers spacious and versatile accommodation.

The ground floor comprises a bright reception room, separate dining room, modern kitchen and a practical utility room.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, ideal for outdoor entertaining, and a driveway providing off-street parking.

Situation

Adelphi Crescent a popular residential road close to a number of local amenities including Kingshill Avenue with its variety of local shops, cafes, bakery's, coffee shops and takeaways. A number of highly regarded schools in the local area including St Raphael's primary school and Barnhill Community high school recently rated outstanding. Northolt Underground Station and Hayes & Harlington station are both just a short distance away with its several bus and train links to Central London and the surrounding. There are also bus routes to Brunel University, Heathrow Airport, Uxbridge town Centre, Hounslow and Southall.



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Approximate Area = 1020 sq ft / 94.8 sq m
Garages = 394 sq ft / 36.6 sq m
Total = 1414 sq ft / 131.4 sq m
For identification only - Not to scale

Ground Floor

- Garage: 5.00 x 3.00 / 16'5 x 9'10
- Garage: 6.00 x 3.50 / 19'8 x 11'6
- Garden: 19.65 x 9.42 / 64'6 x 30'11
- Kitchen: 2.59 x 2.01 / 8'6 x 6'7
- Utility Room: 2.77 x 2.67 / 9'1 x 8'9
- Dining Room: 5.26 max x 3.28 max / 17'3 x 10'9
- Reception Room: 4.24 max x 3.48 max / 13'11 x 11'5
- Driveway: Extends To 4.90 x 16'1

First Floor

- Bedroom 1: 3.96 max x 3.12 max / 13'0 x 10'3
- Bedroom 2: 3.35 max x 3.12 max / 11'0 x 10'3
- Bedroom 3: 2.97 x 2.01 / 9'9 x 6'7

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026.
Produced for Allday & Miller.

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A map of the Kingshill Avenue area in Weymouth, Dorset. The map shows Kingshill Avenue running diagonally from the bottom left to the top right. Other streets include Weymouth Rd, Grosvenor Ave, Raynton Dr, Woodrow Ave, and Lansbury Dr. A green pin marks a location on Kingshill Ave. Several schools are marked with school icons: Charville Academy, Goshawk Gardens, Hedgewood School, and Hayes Park School. A large green area on the right is labeled 'Grange Park'. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current 67	Potential 81	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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