

# Adelphi Crescent

North Hayes • Middlesex • UB4 8ND

Guide Price: £589,950



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est 1986

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A three bedroom, semi-detached house situated on Adelphi Crescent, a sought-after residential road in North Hayes, offering easy access to a number of local amenities including Kingshill Avenue & Uxbridge Road with their variety of shops and bus/road links, a number of highly regarded schools and road links with the M4/M25 and the A40 all within a short drive. The property comprises 13ft living room, 17ft kitchen/dining room, 9ft family area and family bathroom. To the first floor, you will find the 13ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes, 9ft third bedroom and family shower room. Outside there is off street parking, private rear garden and a 17ft garden office/garage.

Three bedroom house

Semi-detached

Extended

Sought after location

13ft living room

17ft kitchen/dining room

13ft main bedroom with fitted wardrobes

17ft garden office/garage

Private rear garden

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

A three bedroom, semi-detached house that has been extended creating generously proportioned rooms throughout creating a flexible family home. The property comprises entrance hall with doors leading to the 13ft living room, 17ft kitchen/dining room, 9ft family area and family bathroom. To the first floor is the 13ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes, 9ft third bedroom and family shower room.

### Location

Adelphi Crescent is a sought after residential road in North Hayes offering easy access to a number of local amenities including Kingshill Avenue & Uxbridge Road with their variety of shops and bus/road links, a number of highly regarded schools including Hayes Park and road links with the M4/M25 and the A40 all within a short drive.

### Outside

The property offers a paved driveway for multiple cars and private rear garden that has been mainly laid to lawn. There is a paved patio area at the rear of the house creating great space for outdoor enjoyment along with a 17ft garden office/garage at the rear of the garden.





### Schools:

Charville Academy 0.2 miles  
Hewens College 0.7 miles  
Swakeleys School for Girls 1.0 miles



### Train:

Hillingdon Station 1.8 miles  
South Ruislip Station 1.8 miles  
Ruislip Gardens Station 1.9 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



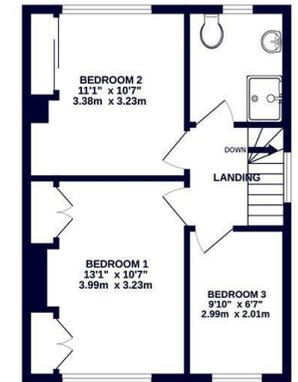
OUTBUILDING  
161 sq.ft. (15.0 sq.m.) approx.



GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



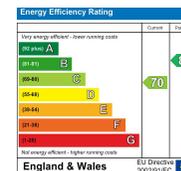
TOTAL FLOOR AREA: 1141 sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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