



Adelphi Crescent, Hayes, UB4 8LZ

THIS IS AN EXTENDED AND SPACIOUS 'NASH' BUILT 4 BEDROOM / 2 BATHROOM SEMI DETACHED FAMILY HOUSE WITH AN 18' L-SHAPED EXTENDED KITCHEN / DINING ROOM, DETACHED GARDEN ROOM PLUS GARAGE VIA SHARED DRIVE TO A GATED OWN DRIVE FOR 4/5 CARS. YOU ALSO HAVE A BRICK PAVED OWN DRIVE TO THE FRONT FOR 2 MORE CARS.

Situated within in a much sought after area of North Hayes close to Kingshill shopping parade and Hayes Park Primary school, this excellent family house has an extended entrance hall, lounge, 2nd reception room plus an extended L shaped and open plan kitchen/dining room. Upstairs to the first floor are 2 double bedrooms, a single bedroom currently used as a study and a modern bathroom. The loft has been professionally converted into a 4th bedroom which is double aspect with fitted cupboards and wardrobes and benefits from its own en-suite shower room and toilet. Outside has a 70' approx rear garden with a patio and large well tended lawned area. A shared drive leads to a gated own drive parking 4/5 cars and a detached garage / garden room. To the front is a brick paved own drive providing space for 2 more cars.

Offers In Excess Of £635,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

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Approximate Gross Internal Area = 116.60 sq m / 1255 sq ft
 Outbuilding = 36.30 sq m / 391 sq ft
 Total = 152.90 sq m / 1646 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>72</p> | <p>82</p> |
| <p>England & Wales</p> | <p>EU Directive 2002/91/EC</p> |  |

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