



Adelphi Crescent, Hayes, UB4 8NB

A very well presented & extended "A Type Nash" semi det house offered for sale in excellent condition by it's current owners. Decorated in bright & neutral colours the property is the perfect family home. Accommodation comprises entrance porch, airy hallway with under stairs storage cupboard, welcoming living room, spacious dining room leading to well fitted modern kitchen & conservatory / tv room with direct access to large rear garden. Externally, the property has off street parking for 2 vehicles to the front, a shared drive way leading to garage. The rear garden extends to approx 100ft with raised decked patio area ideal for entertaining and an additional garage.

Located in one of North Hayes's premier roads within walking distance of local shops on Kingshill Avenue and several direct bus routes to both Hayes Town Centre, underground station (Elizabeth Line) and Uxbridge Town Centre, underground station & Metropolitan & Piccadilly Line) and within catchment area of the well regarded Hayes Park primary School.

Offers In Excess Of £560,000

Tel: 020 8573 9922 Fax: 020 8569 3495

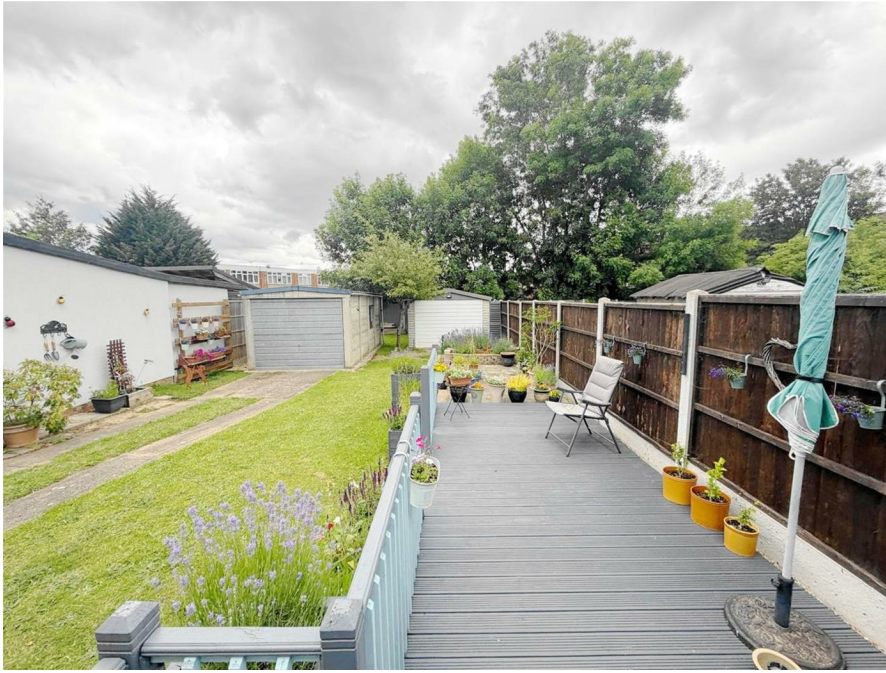
254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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

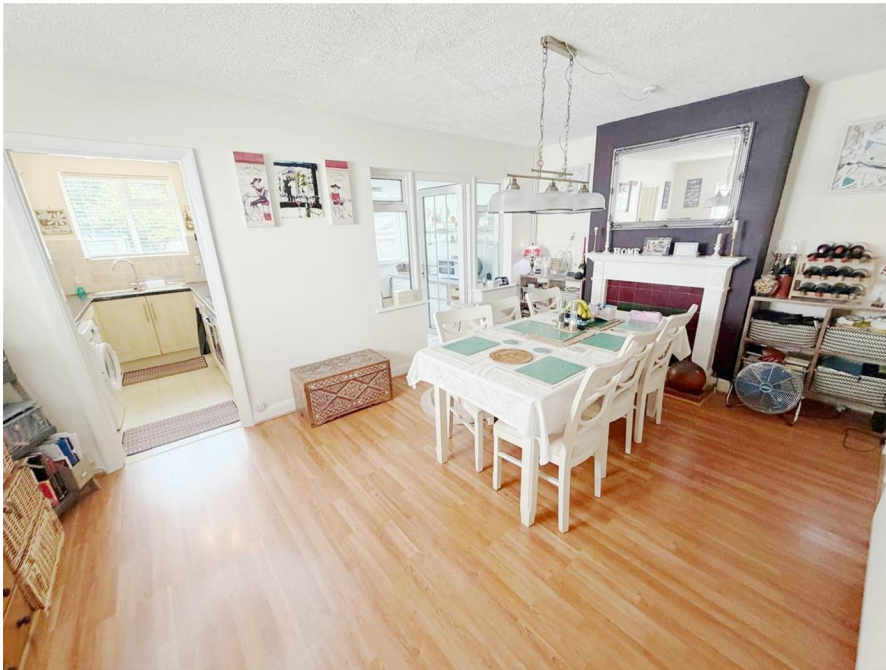
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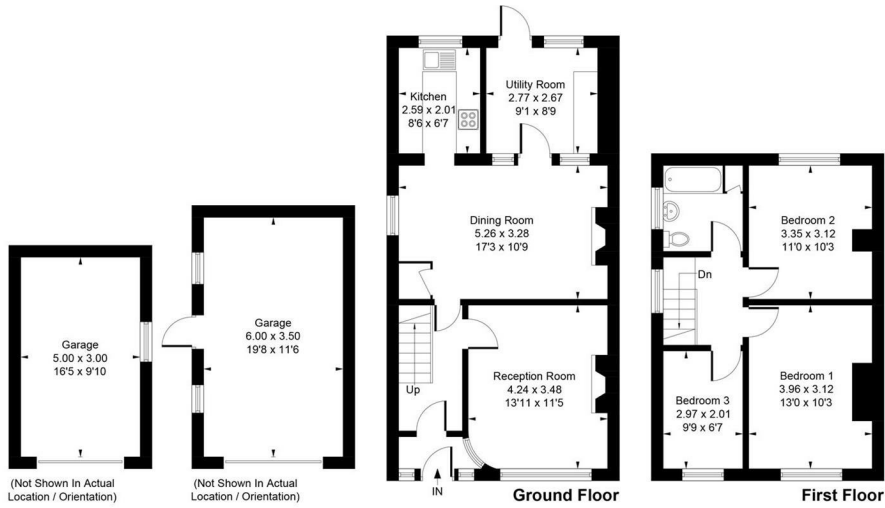
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Approximate Gross Internal Area = 94.74 sq m / 1020 sq ft
 Garages = 36.64 sq m / 394 sq ft
 Total = 131.38 sq m / 1414 sq ft



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>67</p>	<p>81</p>

England & Wales

EU Directive
2002/91/EC



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