

ALLDAY  
& MILLER



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FOR SALE  
020 8748 2000

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

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**£600,000**

- Three Bedrooms
- Outbuilding
- Downstairs Shower Room
- Immaculate Condition
- Potential To Extend Further STPP
- Additional Loft Room With Potential For Full Dormer Extension STPP
- Own Driveway To Garage
- Situated On A Popular Road
- Two Bathrooms
- Good Schools Nearby

## Description

This well-presented family home offers an excellent blend of comfort and modern living. On entering the property, you are welcomed by a bright and airy reception room, complemented by a convenient downstairs WC and shower, enhancing everyday practicality, while a sleek fitted kitchen with dining area completes the ground floor.

To the first floor are three well-proportioned bedrooms and a well-appointed family bathroom. The second floor provides a loft room, ideal for use as a home office or additional storage, with further potential to convert into a full loft extension with a dormer, subject to the usual planning permissions.

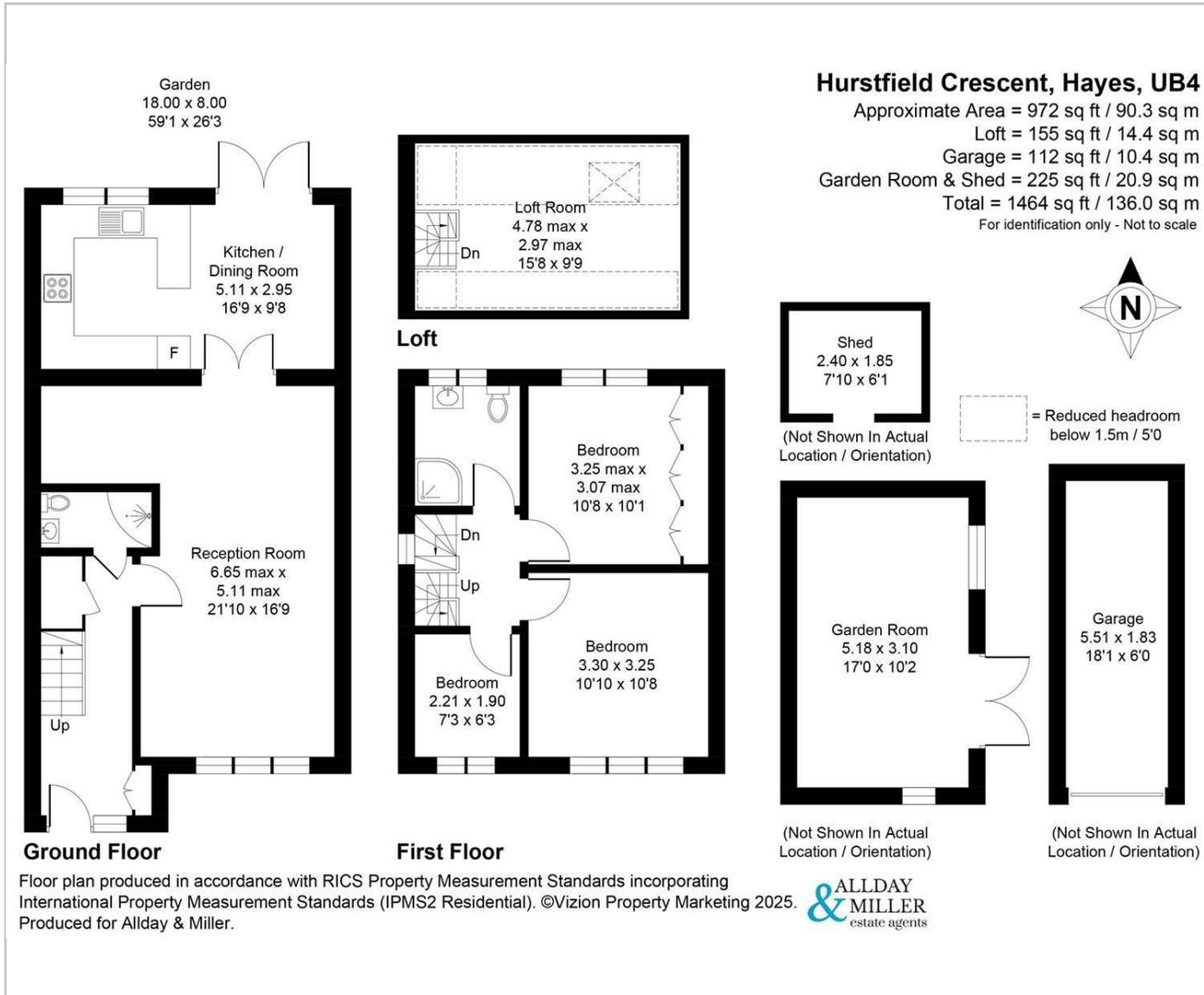
Externally, the property benefits from its own driveway leading to the garage, along with additional potential to extend to the side, subject to planning consent. The private rear garden offers an excellent outdoor space for dining and entertaining and also features a useful outbuilding complete with electricity, ideal for storage, a workshop, or home office use.

## Situation

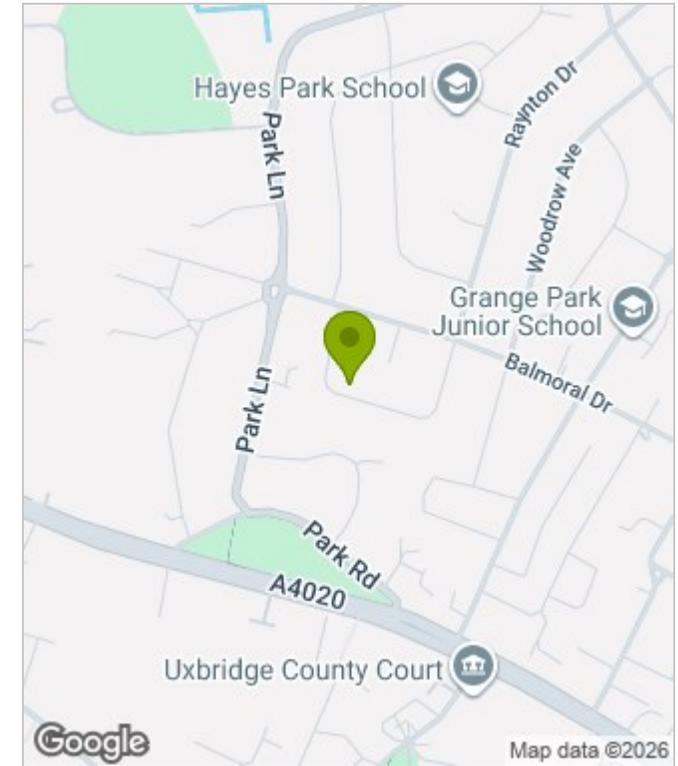
Hurstfield Crescent located in the prime spot of North Hayes moments from the Uxbridge Road with its variety of local shops, restaurants, takeaways and Lombardy retail park with its Sainsbury's superstore & High Street brand shops. Hayes and Harlington station is a short drive away with the Elizabeth 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.



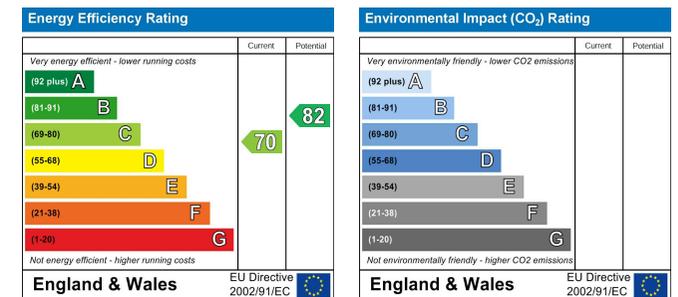
## Floor Plans



## Area Map



## Energy Performance Graph



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