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Adelphi Crescent, Hayes, UB4 8NB  
£585,000





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- Three Bedrooms
- A Type Nash Build
- Potential To Extend Further (STPP)
- Large Rear Garden
- Good Schools Nearby
- Semi-Detached House
- Freehold
- Driveway & Garage
- Situated On A Premier Road In North Hayes
- Good Condition Throughout

## Description

Allday & Miller proudly present this immaculate Three Bedroom 'A Type' Nash Build House situated on a popular road in North Hayes.

A well-maintained three-bedroom family home offering spacious and practical accommodation throughout.

The ground floor comprises a generous reception room with dining area and a fitted kitchen.

To the first floor, there are three good-sized bedrooms and a family bathroom.

Externally, the property benefits from a front driveway providing off-road parking and a 80 foot rear garden featuring a useful outbuilding and garage, offering excellent potential for storage.

## 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.



### Adelphi Crescent, UB4

Approximate Area = 1013 sq ft / 94.1 sq m  
Garage = 175 sq ft / 16.3 sq m  
Outbuilding = 127 sq ft / 11.8 sq m  
Total = 1315 sq ft / 122.2 sq m  
For identification only - Not to scale

The floor plan consists of two main parts: a large Ground Floor and a smaller First Floor. The Ground Floor is a long, narrow rectangle with a large Garden (24.51 x 6.30 / 80'5 x 20'8) on the left, a Garage (5.37 max x 2.92 max / 17'7 x 9'7) on the right, and a central area containing a Kitchen (5.04 x 2.60 / 16'6 x 8'6), a Reception / Dining Room (7.42 max x 5.29 max / 24'4 x 17'4), and a staircase labeled 'Up'. An 'Outbuilding' (4.50 max x 2.53 max / 14'9 x 8'4) is attached to the top right. The First Floor is a smaller rectangle with three Bedrooms (3.25 max x 3.18 max / 10'8 x 10'5, 4.02 x 3.16 / 13'2 x 10'4, and 3.10 x 2.05 / 10'2 x 6'9) and a staircase labeled 'Dn'. A legend indicates that a dashed line represents 'Reduced headroom below 1.5m / 5'0'. A north arrow is located in the top right corner.

**Ground Floor**

**First Floor**

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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estate agents

## 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. To the north of Kingshill Avenue are Charville Academy and Hedgewood School, both marked with school icons. A green location pin is placed on Adelpi Cres, which branches off Kingshill Avenue. Other streets shown include Weymouth Rd, Grosvenor Ave, Park Ln, Raynton Dr, Woodrow Ave, and Lansbury Dr. Green areas represent parks or gardens, and blue lines represent water features. The Google logo is in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

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

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