



Adelphi Crescent, Hayes, UB4 8ND

DO NOT MISS THIS EXCELLENT CORNER PLOT PROPERTY!

THIS IS A WELL PRESENTED 3 BEDROOM 'NASH' BUILT SEMI WITH A MAGNIFICENT ATTACHED DOUBLE GARAGE/WORKSHOP AND IT'S OWN DRIVE PARKING APPROX 10 CARS.

Located within this much sought residential area of North Hayes near to Hayes Park Primary School and Kingshill shopping parade. The property has extension potential to the side and rear stpp and loft space suitable for conversion with the accommodation currently providing an entrance hall, lounge/dining room and fitted kitchen.

The first floor has 3 bedrooms and a modern bathroom + plumbed shower. Outside to the rear is a 50' triangular garden re-landscaped with a raised patio and artificial lawn. The attached double garage could be converted into additional living space stpp.

Asking Price £580,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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

141 Adelphi Crescent, Hayes, UB4 8ND



141 Adelphi Crescent, Hayes, UB4 8ND



141 Adelphi Crescent, Hayes, UB4 8ND



141 Adelphi Crescent, Hayes, UB4 8ND



141 Adelphi Crescent, Hayes, UB4 8ND

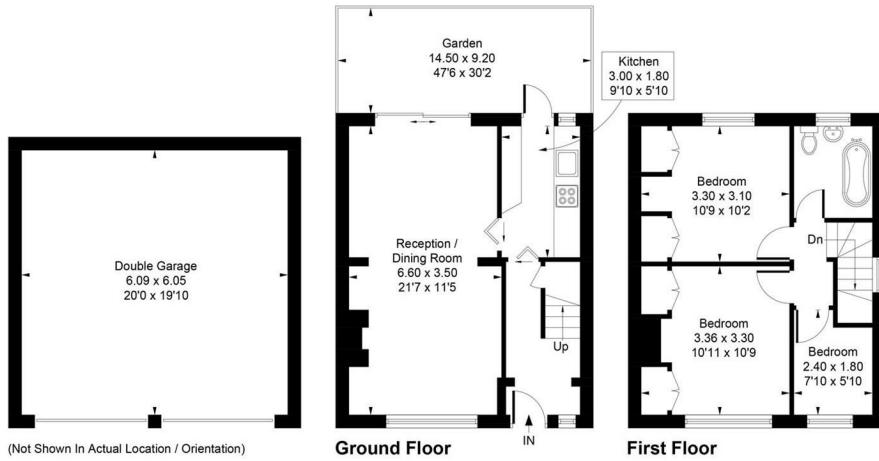


141 Adelphi Crescent, Hayes, UB4 8ND



141 Adelphi Crescent, Hayes, UB4 8ND


Approximate Gross Internal Area = 68.64 sq m / 739 sq ft
 Double Garage = 37.42 sq m / 403 sq ft
 Total = 106.06 sq m / 1142 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.

© Vizion Property Marketing Produced for Charrison Davis

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>61</p>	<p>86</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

141 Adelphi Crescent, Hayes, UB4 8ND

