



Hurstfield Crescent, Hayes, Middlesex, UB4 8DW

Charrison Davis are delighted to offer for sale this extended Nash built semi detached house, which has undergone extensive modernisation in recent years and is offered in excellent condition throughout. The beautifully presented accommodation comprises an entrance porch, welcoming hallway and a bright and airy open-plan living/dining room, featuring polished wooden floorboards and inset ceiling lighting. This leads through to an attractive, refitted kitchen/breakfast room, offering an excellent range of eye-level and base units, ample cupboard storage and generous worktop space. The property further benefits from four good-sized bedrooms, some with fitted wardrobes, a modern en-suite shower room and a luxurious refitted family bathroom. Externally, the property boasts a spacious and attractive rear garden, predominantly laid to lawn, with a lovely covered patio area providing the perfect setting for outdoor dining and entertaining. A substantial workshop, complete with power and lighting, offers excellent additional storage or workspace. To the front, there is generous off-street parking for several vehicles.

Early internal viewing is highly recommended to fully appreciate the space, quality and excellent condition of this superb family home.

£610,000

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Approximate Gross Internal Area = 107.03 sq m / 1152 sq ft
Workshop = 10.22 sq m / 110 sq ft
Total = 117.25 sq m / 1262 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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	61	85
England & Wales	EU Directive 2002/91/EC	

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