



Adelphi Crescent UB4 8NA

A spacious and well presented 'A' type 'Nash' built, 3 bedroom semi detached and extended family house.

Situated in a much sought after residential area of North Hayes close to Hayes Park Primary school, Charville Academy, a busy shopping parade including Post Office and main bus route links for Northolt, Ealing, Hayes Town & Uxbridge.

The property boasts generous room sizes throughout and comprises entrance hall, L shaped lounge/dining room, full width kitchen extension to the rear and upstairs has 3 large bedrooms and a modern bathroom,. Outside has a 70' rear garden with a paved sun terrace and well tended lawn, detached garage via shared drive and forecourt parking for 2 cars.

Accommodation

3 Bedroom Extended Semi

'A' Type 'Nash' Built

Well Presented Throughout

Generous Room Sizes

16' Rear Kitchen Extension

L Shaped Lounge & Dining Room

3 Good Size Bedrooms

Modern Bathroom

Ground Floor

Porch - Double glazed enclosed porch.

Entrance Hall - Laminate wood flooring, radiator, carpeted stairs to landing.

Lounge - 12' 11" x 11' 3" (3.95m x 3.45m) Feature fireplace with coal effect gas fire inset, leaded light style double glazed windows to front, 2 radiators, fitted carpets through to dining area.

Reverse View -

Dining Room - 17' 3" x 10' 7" (5.26m x 3.25m) Storage cupboard, radiator, leaded light style double glazed window to side, fitted carpets and double doors to Kitchen.

Reverse View -

Kitchen Extension - 16' 4" x 8' 6" (5m x 2.6m) Range of fitted wall, base and drawer units, stainless steel sink with mixer tap and tiled surround, gas cooker point + extractor hood, space for washing machine, radiator, double glazed windows to rear and double glazed doors to garden.

Reverse View -

1st Floor/Landing - Access to loft space, leaded light style double glazed window to side, fitted carpets through and into all bedrooms.

Bedroom 1 - 12' 10" x 10' 2" (3.92m x 3.1m) Fitted wardrobes to 1 wall, leaded light style double glazed windows to front, radiator.

Reverse View -

Bedroom 2 - 10' 8" x 10' 2" (3.27m x 3.1m) Fitted wardrobes to 1 wall, double glazed windows to rear, radiator.

Bedroom 3 - 9' 4" x 6' 4" (2.87m x 1.94m) Leaded light style double glazed windows to front, radiator.

Bathroom - Modern style suite comprising panelled bath + shower attachment and screen, tiled walls and flooring, heated towel rail, double glazed windows to side.

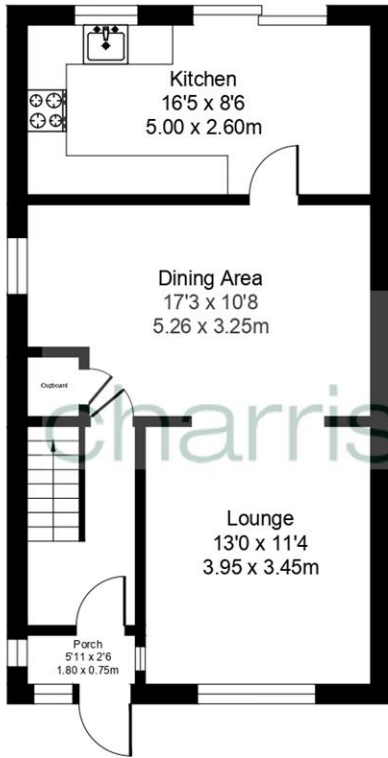


Outside - 70' approx rear garden with a paved sun terrace and well tended lawn. Detached garage via shared drive + forecourt parking for 2 cars.

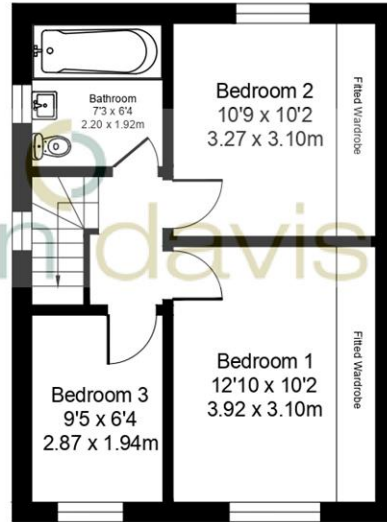
Reverse View -



Ground Floor
Approx. 53.1 sq meters (571.84 sq feet)



First Floor
Approx. 38.6 sq meters (415.57 sq feet)



Total Area Approx. 91.7 sq meters (987.41 sq feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		