



Hurstfield Crescent UB4 8DN

One of North Hayes most sought after locations for this spacious and very well presented 4 bedroom extended 'Nash' built semi detached house with a garage and south facing rear garden. The property boasts a full width double storey rear extension with the accommodation consisting of an entrance hall, L shaped lounge/dining room, spacious kitchen/breakfast room, 4 bedrooms and a modern bathroom. Outside has a 60' rear garden with a shared drive to gated own drive-in + forecourt parking for 2 cars.

Accommodation

Ext. 'Nash' Built Semi Det.
House.

4 Bedrooms

Double Storey Rear
Extension

L Shaped Lounge/Dining
Room

Kitchen/Breakfast Room
Ext.

South Facing Rear Garden

Garage

Sought After Area

Ground Floor

Entrance Hall - Stairs to landing, radiator, laminate wood flooring through to:-

Reverse View -

L Shaped Lounge/Dining Room - 24' 0" x 17' 0" (7.32m x 5.2m) Double glazed window to front & side, 2 radiators, storage cupboard, doors to:-

Kitchen/Breakfast Room - 16' 4" x 9' 0" (5m x 2.75m) Fitted wall, base & drawer units, stainless steel sink with mixer tap, fitted electric oven, gas hob + stainless steel extractor hood, space for dishwasher and washing machine, fitted breakfast bar area, radiator, tiled flooring, double glazed windows to rear and double glazed doors to garden.

Reverse Room -

Landing - Access to loft space, double glazed window to front.

Bedroom 1 - 12' 9" x 10' 2" (3.9m x 3.1m) Double glazed window to front, radiator.

Reverse View -

Bedroom 2 - 19' 10" x 6' 8" (6.05m x 2.05m) Double glazed window to rear, 2 radiators.

Reverse View -

Bedroom 3 - 16' 4" x 9' 4" (5m x 2.85m) Double glazed window to rear, radiator.

Reverse View -

Bedroom 4 - 9' 8" x 6' 2" (2.95m x 1.9m) Double glazed window to front, radiator.

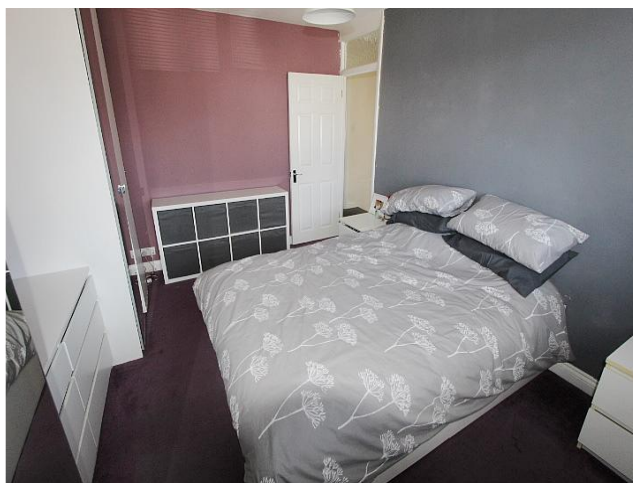
Bathroom - Modern style suite comprising panelled bath + electric shower, hand wash basin, low level wc, tiled walls & floor, heated towel rail, double glazed window to side.

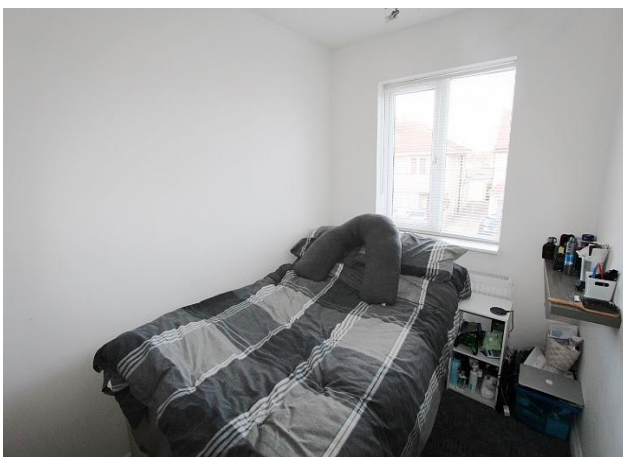
External - 60' approx South Facing rear garden with a wooden decked patio and a detached garage with parking space via shared drive.



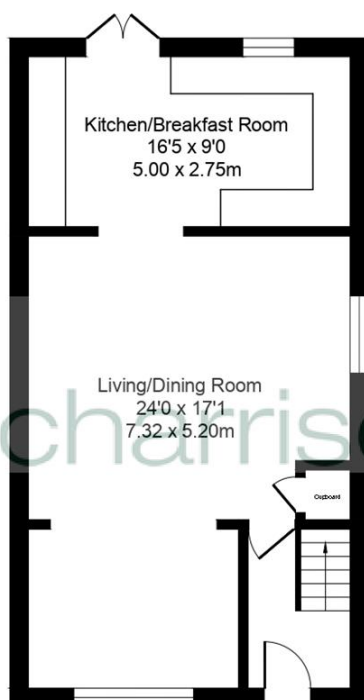
Forecourt parking provides further parking for 2 cars.

Reverse View -

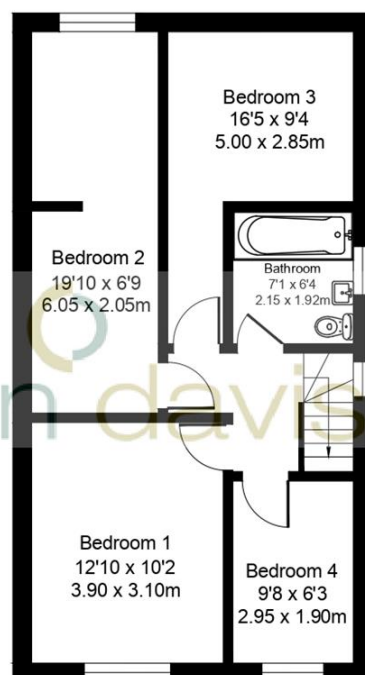




Ground Floor
Approx. 53.1 sq meters (572.03 sq feet)



First Floor
Approx. 53.1 sq meters (572.03 sq feet)



Total Area Approx. 106.2 sq meters (1144.07 sq feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		