



## 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.

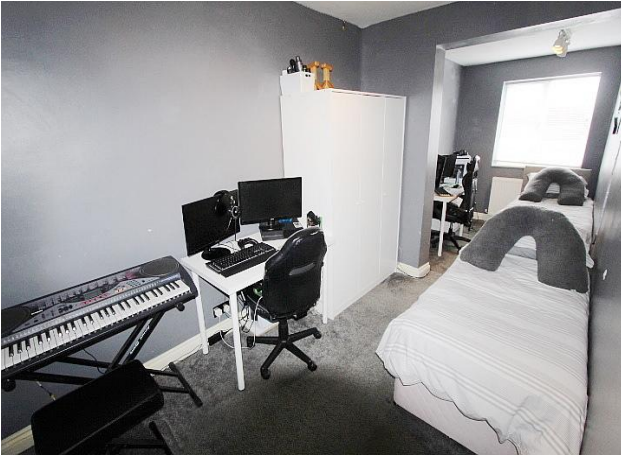
**External** - 60' approx South Facing rear garden with a wooden decked patio and a detached garage with parking space via shared drive.



Forecourt parking provides further parking for 2 cars.

**Reverse View -**

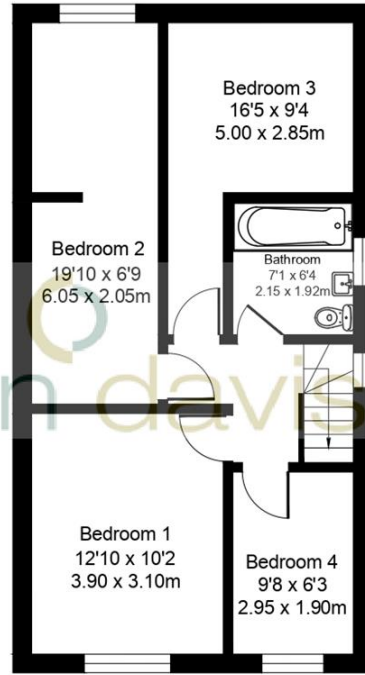




**Ground Floor**  
Approx. 53.1 sq meters (572.03 sq feet)



**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		