



## 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.





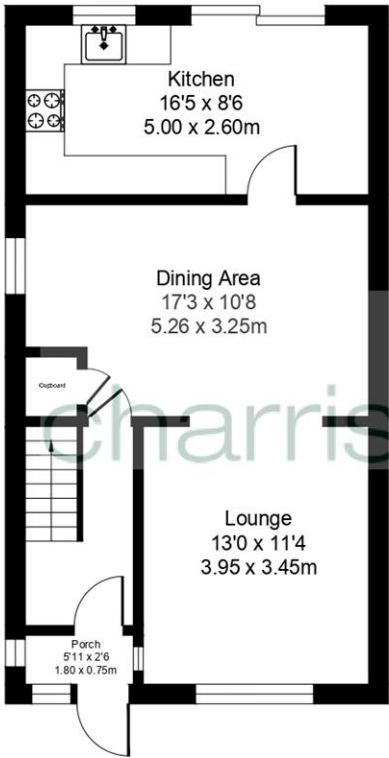
**Outside** - 70' approx rear garden with a paved sun terrace and well tended lawn. Detached garage via shared drive + forecourt parking for 2 cars.

**Reverse View -**

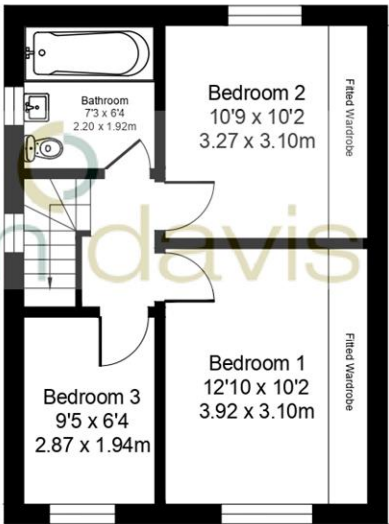




Ground Floor  
Approx. 53.1 sq meters (571.84 sq feet)



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             |         |           |