







Adelphi Crescent, Hayes, UB4 8ND

- Corner Plot Semi-Detached House
- Fitted Kitchen
- Triangular Private Rear Garden with Side Access
- Driveway for Multiple Cars
- NO CHAIN
- Three Bedrooms
- Through Lounge
- Detached Double Brick Built Garage (Controlled by Electric Shutters)
- Potential to Extend Further (STPP)
- EPC Rating: D/Council Tax: D

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Asking Price £575,000

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DESCRIPTION

Situated on a generous corner plot, on Adelphi Crescent, this well-presented three-bedroom semi-detached house offers excellent living space, a sizeable garden, and superb potential for further development (STPP), making it an ideal family home or investment opportunity.

The ground floor features a bright and spacious through lounge, providing a comfortable open-plan living and dining area that is perfect for both everyday family life and entertaining guests. Adjacent to this is a well-appointed fitted kitchen, which benefits from direct access to the rear garden, allowing for a seamless connection between indoor and outdoor living.

Upstairs, the property offers three well-proportioned bedrooms with a family bathroom, all providing ample space for family living, along with the potential to personalise to suit individual tastes.

One of the standout features of this home is the triangular private rear garden, offering a unique outdoor space ideal for relaxation, gardening, or entertaining. The garden also benefits from side access, providing convenient entry to the rear of the property.

To the side of the plot sits a detached double brick-built garage, fitted with electric shutters, offering secure parking or additional storage space. The property also benefits from a large driveway with space for multiple vehicles, adding further practicality for families with several cars.

The location is another key feature, with the property situated just 350 yards from open green spaces, while also being close to a range of highly regarded schools, local shops, and transport links, providing convenient access to surrounding areas and beyond.

EPC Rating: D/Council Tax: D





















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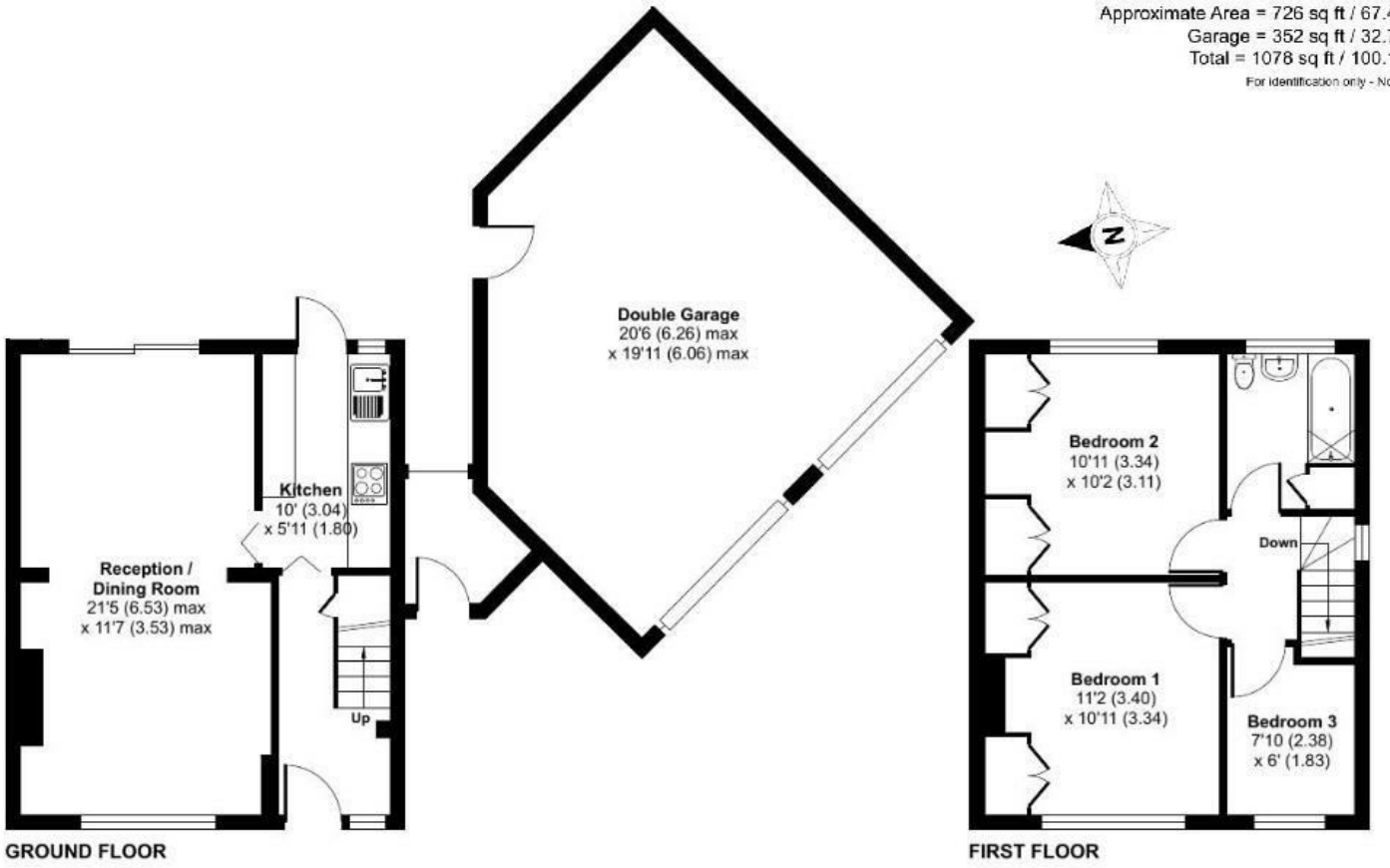
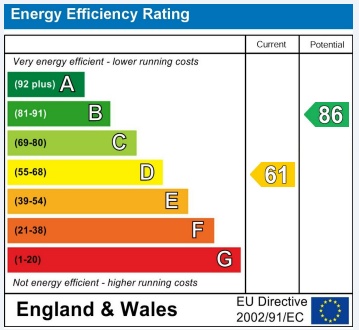
Approximate Area = 726 sq ft / 67.4 sq m
Garage = 352 sq ft / 32.7 sq m
Total = 1078 sq ft / 100.1 sq m
For identification only - Not to scale



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewings

Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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