



£585,000 Freehold

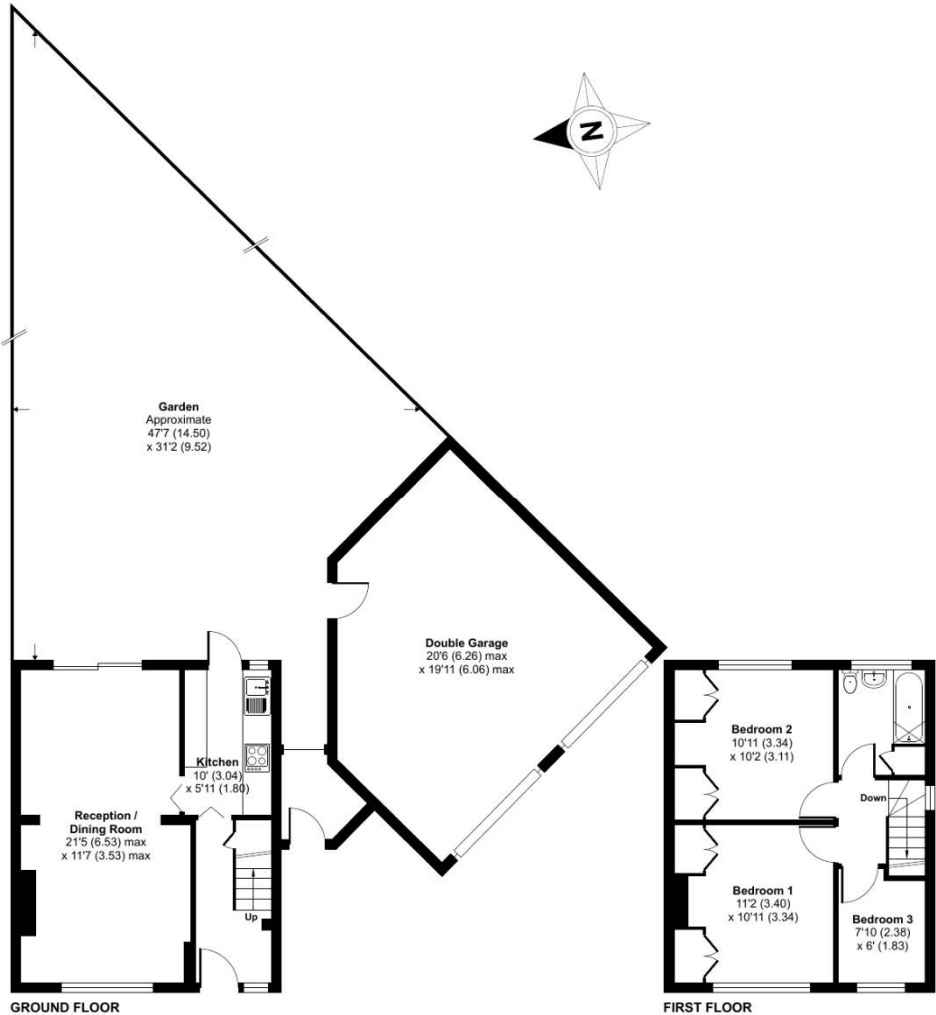
Adelphi Crescent, Hayes, UB4


Well-Presented Three-Bedroom Corner Semi in North Hayes - No Upper Chain Offered to the market with no upper chain, this immaculately presented three-bedroom corner-sited semi-detached home is located in a highly sought-after part of North Hayes, just moments from popular schools, local amenities, and open countryside access.

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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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
		

Directions

UB3 3ES Coldharbour Ln, Hayes Head north-east on Coldharbour Ln towards Hunters Grove ? 0.7 mi Continue onto Yeading Ln ? 0.2 mi Turn left onto Yeading Gardens ? 0.2 mi At the roundabout, continue straight onto Balmoral Dr ? Go through 2 roundabouts ? 0.6 mi Turn right onto Lansbury Dr ? Go through 2 roundabouts ? 0.5 mi Turn left onto Kenmore Cres ? 413 ft Turn right onto Adelphi Cres ? Destination will be on the left 0.1 mi UB4 8ND Adelphi Cres, Hayes

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC
are being point which is of particular		

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.