

Wentworth Crescent

Hayes • • UB3 1NR
Guide Price: £550,000



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Nestled on the desirable Wentworth Crescent in Hayes, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space. The two inviting reception rooms offer versatility, perfect for entertaining guests or enjoying quiet family evenings. This home has been thoughtfully extended, enhancing its living space. The property is in good condition, allowing you to move in with ease and make it your own. One of the standout features of this property is the absence of a chain, making the buying process smoother and more straightforward.

Three bedrooms

Semi detached

No chain

Potential to extend (STPP)

Great condition throughout

Close to Hayes and Harlington Station (Elizabeth Line)

Large garden

Garage

Over 1100sqft

Council tax band - D

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

This delightful, extended three bedroom semi-detached home is found on one of South Hayes' most sought after roads. The property has been very well kept creating a well laid out and generously proportioned family home. The ground floor consists of porch, hallway, two interconnecting reception rooms and a fantastic fitted kitchen whilst upstairs are the three bedrooms and family bathroom.

Outside

To the front of the property there is a garden which can be converted into a driveway for two cars. The spacious rear garden is kept well, there is a patio area closest to the house while the rest of the garden is laid to lawn. There is also a garage.

Location

Wentworth Crescent is a popular residential road located in South Hayes offering access to a variety of amenities including local shops, bus links, numerous schools, Heathrow Airport, Stockley Park and the M4 with its links to London and The Home Counties. Hayes Town is a short distance away providing a more extensive range of shops and restaurants along with Hayes and Harlington train station which now benefits from the Elizabeth Line.



Schools:

Pinkwell Primary School 0.3 miles
 Botwell House Catholic Primary School 0.8 miles
 Lake Farm Park Academy 0.8 miles



Train:

Hayes & Harlington 0.7 miles
 West Drayton 1.6 miles
 London Heathrow Airport Terminals 1, 2 & 3 2.3 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



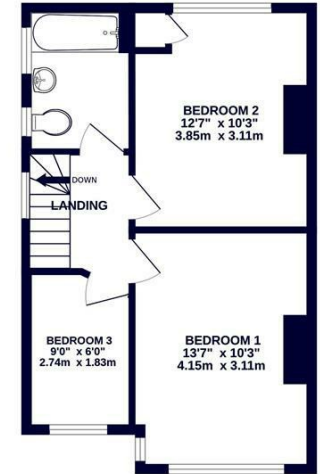
OUTBUILDING
 166 sq.ft. (15.4 sq.m.) approx.



GROUND FLOOR
 554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
 399 sq.ft. (37.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1119 sq.ft. (103.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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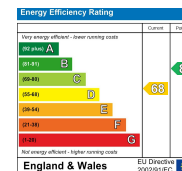
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