



Wentworth Crescent, Hayes, Middlesex, UB3 1NL

A spacious and well presented 3 bedroom extended semi detached house with a 100' approx rear garden and a 24 sq metre brick built and double glazed outbuilding with shower and toilet. The property is located in a much sought after area of South Hayes near to favoured schools and close to Hayes Town with Cross Rail now open plus an ASDA Superstore. Transport links are on hand for Uxbridge, Heathrow, access to the M4/M25, Southall, Hounslow, Heston and surrounding Towns. Available with NO UPPER CHAIN! the accommodation provides an entrance hall, 23' x 16' L-shaped lounge, 15' kitchen extension, 3 bedrooms and a modern bathroom. Outside has a generous sized garden, shared drive to a 20' detached garage + forecourt providing 2 more off street parking spaces. Viewing highly recommended!

Asking Price £579,950

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Extended Porch

Double glazed windows, laminate wood flooring.

Entrance Hall

Radiator, carpeted stairs to the first floor, understairs storage, laminate wood flooring.



L- shaped Lounge/Dining Room

23'3" x 16'4" (7.10 x 5.00)

Ornamental fireplace, double glazed windows to front & side aspect, storage cupboard, radiator, laminate wood flooring.



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Reverse View



Lounge Area



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Dining Area



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Kitchen Extension

15'8" x 10'9" (4.80 x 3.30)

Range of modern style wall, base & drawer units, sink unit with mixer tap & tiled surround, 'Bosch' fitted double oven + separate gas hob & stainless steel extractor hood, space for washing machine, wall mounted combination boiler, double glazed windows to rear aspect, double glazed door to garden.



Reverse View



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Alternative View



1st Floor/Landing

Access to loft, double glazed window to side aspect, fitted carpets.

Bedroom 1

11'9" x 9'10" (3.60 x 3.00)

Fitted wardrobes & cupboards, double glazed windows to front aspect, radiator, fitted carpets.



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Bedroom 2

10'5" x 9'10" (3.20 x 3.00)

Built-in wardrobes & cupboards, double glazed windows to rear aspect, radiator, laminate wood flooring.



Bedroom 3

7'10" x 6'2" (2.40 x 1.90)

Double glazed windows to front aspect, radiator, fitted carpets.



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Bathroom

Modern suite comprising panelled bath + shower attachment, tiled walls, hand wash basin, low level wc, double glazed window to rear aspect, downlights, radiator.



Outside

100' approx rear garden with large patio and lawn, side access gate.



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Reverse View



Detached Outbuilding

17'8" x 14'9" (5.40 x 4.50)

Brick built with double glazed windows, electric radiators plus shower room/toilet



Detached Garage

20'0" x 8'10" (6.10 x 2.70)

Power & light and approached via a shared drive.

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Forecourt

Off street parking for 2 cars.

Floor Plan

Approximate Gross Internal Floor Area : 125.11 sq m / 1346.67 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
This plan is for illustrative purposes only and should only be used as such by any prospective purchaser

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>54</p>	<p>82</p>

England & Wales

EU Directive
2002/91/EC



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