

Wentworth Crescent

Hayes • Middlesex • UB3 1NN
Offers In Excess Of: £500,000



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est 1986

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A three bedroom semi detached family home that is situated on Wentworth Crescent, a popular residential road located in South Hayes offering access to a variety of amenities including local shops, bus links and numerous schools. 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. The ground floor of the property comprises entrance hall with door leading to the 11ft living room, 11ft diner and kitchen. To the first floor is the 11ft main bedroom, 11ft second bedroom, 8ft third bedroom and family bathroom. Outside there is off street parking, private rear garden and garage.

Three bedroom house

Semi detached

Convenient location

Potential to extend (S.T.P)

11ft living room

11ft diner

11ft main bedroom

11ft second bedroom

Private rear garden & Garage

Off street parking

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

A well proportioned three bedroom semi detached home found in a sought after road in South Hayes with the potential to extend subject to the usual planning consents. The ground floor of the property comprises entrance hall with door leading to the 11ft living room and 11ft diner and kitchen. To the first floor is the 11ft main bedroom, 11ft second bedroom, 8ft third bedroom and family bathroom.

Outside

The front of the property has off street parking whilst the private rear garden is mainly laid to lawn with a patio area and 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:

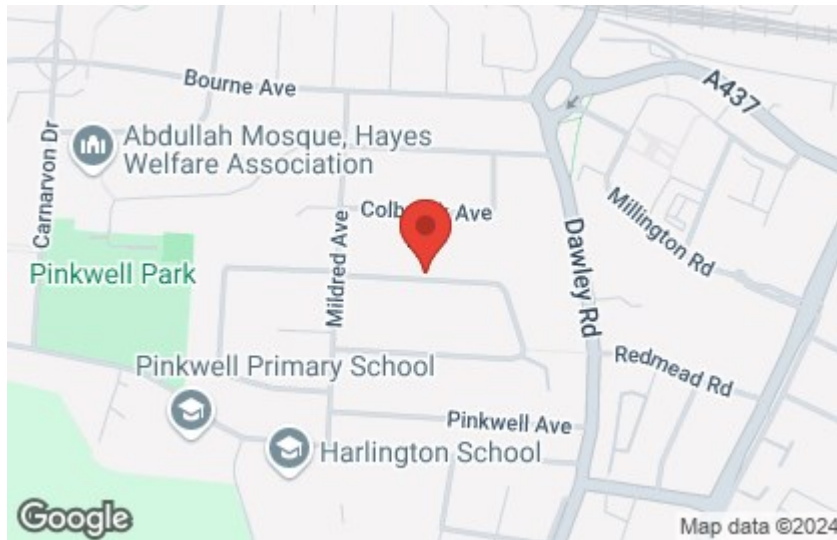
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



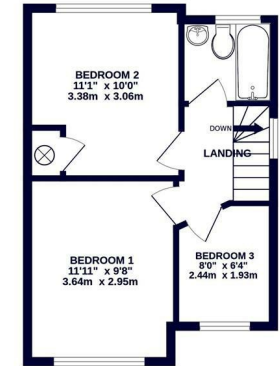
OUTBUILDING
183 sq.ft. (17.0 sq.m.) approx.



GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



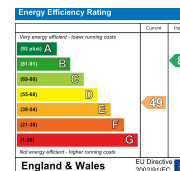
TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

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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