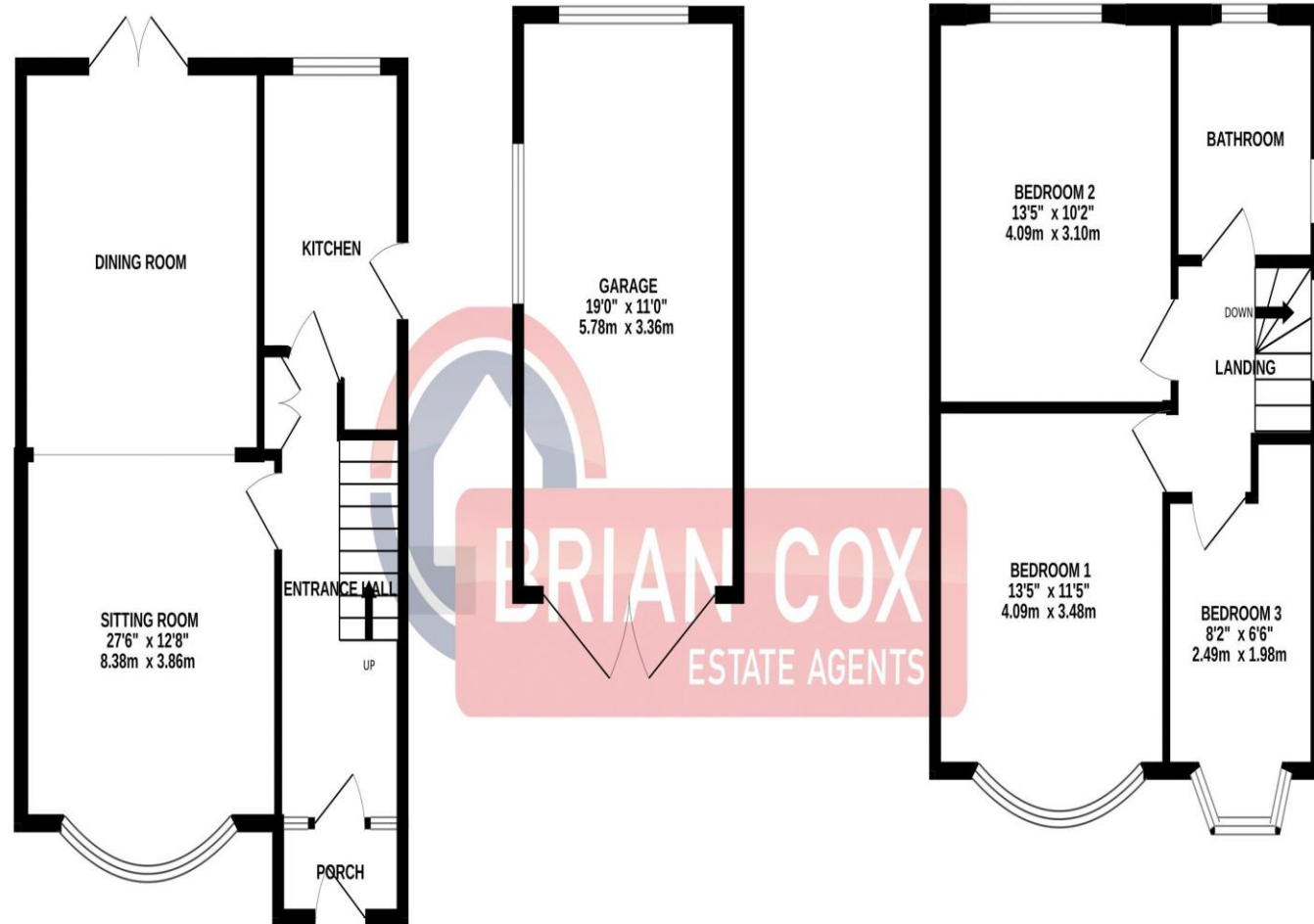


# the floorplan...

GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.

1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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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## more details from...

call: **Brian Cox Northolt: 0208 842 4008**

email: [Jeff.Osullivan@brian-cox.co.uk](mailto:Jeff.Osullivan@brian-cox.co.uk)

web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 842 4008  
[brian-cox.co.uk](http://brian-cox.co.uk)



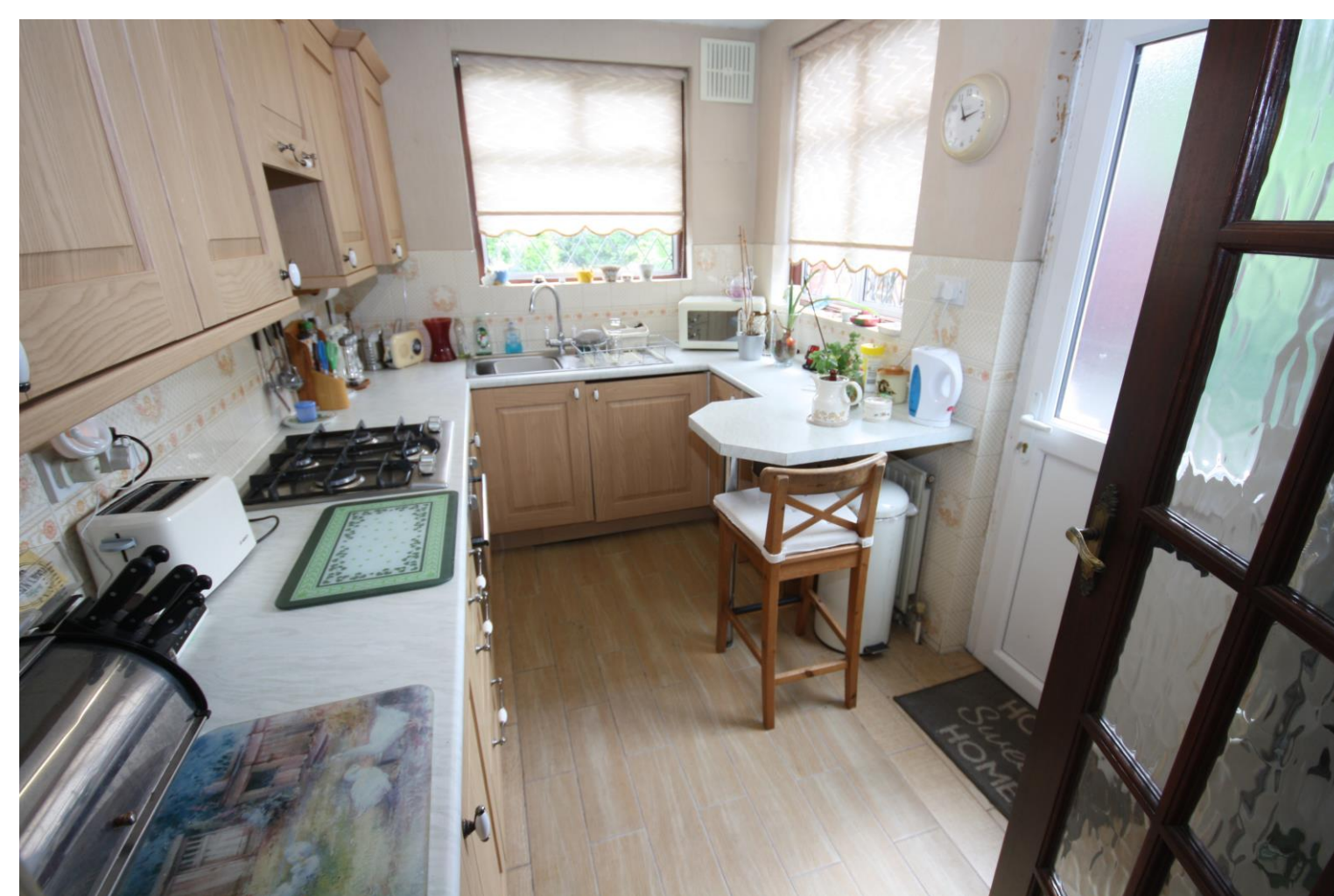
CLOSE TO THE STATION WITH FANTASTIC POTENTIAL!! Brian Cox present to the market this fantastic three bedroom semi-detached house located close to Hayes and Harlington Station. The property benefits from ample off street parking, through lounge, good size rooms and large detached garage. The property is located a short walk from Asda, Hayes and Harlington station and bus stops going to Heathrow. This would make for a brilliant family home for someone who needs easy access to Hayes station. Call to arrange your viewing asap.....



£600,000  
Freehold

Wentworth Crescent, Hayes UB3 1NW

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



### in brief...

- Potential to Extend to the Side, Rear and Loft STPP
- Detached Garage
- Gated Own Driveway
- Chain Free
- Short Walk to Hayes & Harlington Station



## the location...

### nearest stations ...

Hayes & Harlington Station (0.5 miles) - Elizabeth Line  
 West Drayton Station (1.9 miles)  
 London Heathrow Airport Terminals 1, 2 & 3 Station (2.2 miles)

Hayes is a town in West London, situated 13 miles (21 km) West of Charing Cross. Historically in Middlesex Hayes became part of the London Borough of Hillingdon in 1965.

Hayes's is only a short distance away where The Beck Theatre opened in 1977, and offers a wide range of touring shows in a welcoming modern building. The Beck is very much a community theatre, offering one-night concerts, comedy, drama, films, opera, and pantomime.

London Heathrow is a short 12 minutes drive away from the property, the major international airport in London, England and is one of six airports with scheduled services serving the London area.

There are many local schools in the area these include Pinkwell Primary School, Cranford Park Academy, Botwell House Catholic Primary School, Harlington School and Global Academy.