



HILTONS ESTATES

Wheatley Crescent

, Hayes, UB3 2JF

- Semi-detached house in popular residential area
- Three spacious bedrooms offering versatile family living
- Two bright, spacious reception rooms
- Two modern bathrooms

Offers In Region Of £625,000

EPC Rating '64'





Property Description

This semi-detached house offers versatile living space in a popular residential area. Accommodation includes three generously sized bedrooms, two reception rooms, and two bathrooms, providing flexible options for family living or professional households.

Externally, the property features a large private rear garden, ideal for outdoor entertaining, family use, or relaxation, and a driveway providing off-street parking for multiple vehicles. The property also offers a huge opportunity to extend and further develop (STPP), allowing purchasers to enhance and add value.

Located in a convenient area with excellent access to local amenities and transport links, the property presents strong potential for owner-occupiers or investors seeking a high-demand rental opportunity. A fantastic opportunity to secure a home in a sought-after neighbourhood – early viewing is recommended.



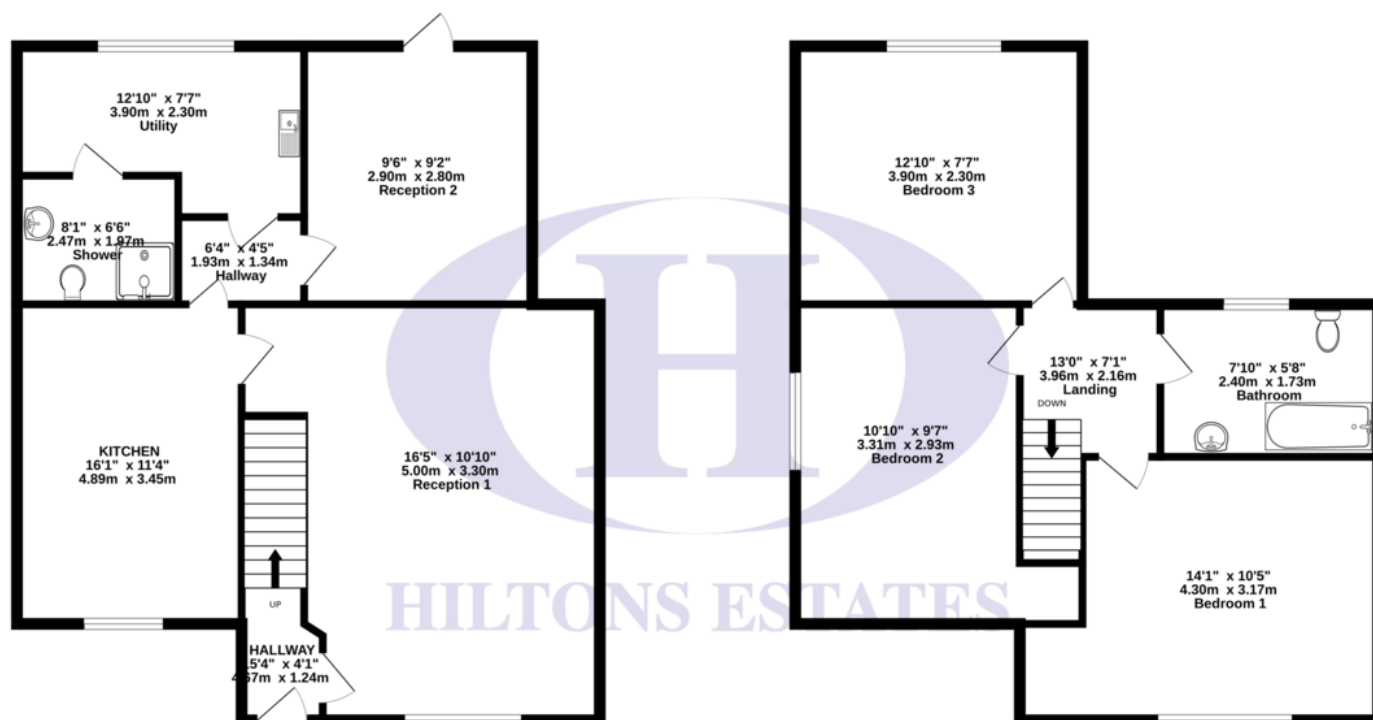
ENTRANCE HALL 4' 57" x 4' 1" (2.67m x 1.24m)
 RECEPTION ROOM 1 16' 5" x 10' 10" (5m x 3.3m)
 KITCHEN/BREAKFAST ROOM 16' 1" x 11' 4" (4.9m x 3.45m)
 RECEPTION ROOM 2 6' 4" x 4' 5" (1.93m x 1.35m)
 UTILITY ROOM 12' 10" x 7' 7" (3.91m x 2.31m)
 SHOWER ROOM 8' 1" x 6' 6" (2.46m x 1.98m)
 LANDING 13' x 7' 1" (3.96m x 2.16m)
 BEDROOM 1 14' 1" x 10' 5" (4.29m x 3.18m)
 BEDROOM 2 10' 10" x 9' 7" (3.3m x 2.92m)
 BEDROOM 3 12' 10" x 7' 7" (3.91m x 2.31m)
 BATHROOM 7' 10" x 5' 8" (2.39m x 1.73m)
 REAR GARDEN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
894 sq.ft. (83.1 sq.m.) approx.

1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.4 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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