

Langley Crescent, Hayes, UB3 5HN

Guide Price £725,000

 4  2  2



SEMI DETACHED - FOUR BEDROOM - TWO BATHROOM - OFF STREET PARKING - REAR EXTENDED - LOFT CONVERTED - FREEHOLD

Henry Wiltshire are delighted to present this impressive four bedroom, two bathroom semi detached family home, ideally situated on Langley Crescent, Hayes, UB3 5HN.

Offering generous and versatile accommodation arranged over three floors, this beautifully proportioned property combines excellent family living space with a substantial rear garden, off street parking and exciting potential for further enlargement, subject to the necessary planning consents.

Upon entering the property, you are welcomed by a bright front reception room, providing a comfortable separate space for relaxing or entertaining.

To the rear, the home truly comes into its own, with a superb open plan family living area, modern fitted kitchen and dedicated dining space creating an impressive hub for everyday family life. Large bi-folding doors open directly onto an extensive patio and substantial rear garden, creating a seamless connection between the indoor and outdoor living spaces.

The garden is a particularly attractive feature, offering plenty of space for children, entertaining and outdoor dining, while also providing an excellent opportunity for those with a passion for gardening or growing their own fruit, vegetables and produce.

The first floor provides two well proportioned double bedrooms, a further single bedroom currently suited to use as a home office or study, together with a family bathroom.

The second floor has been thoughtfully created through a loft conversion, providing an impressive principal bedroom suite. This spacious bedroom benefits from its own walk in wardrobe area, private bathroom and Juliet balcony overlooking the rear garden, creating a private and peaceful retreat away from the main living accommodation.

Externally, the property benefits from off street parking for up to two vehicles, while the side of the property also offers potential for further extension, subject to the relevant planning permissions and consents.

This is a versatile and spacious home offering a fantastic combination of family accommodation, generous outdoor space and future potential. The impressive loft conversion and substantial rear garden particularly set this property apart, while the possibility of further enlargement provides an exciting opportunity for a purchaser looking to create an even larger family home.

Families will appreciate the selection of nearby schools, including Cranford Primary School and Cranford Community College, while local shops, supermarkets and other amenities provide excellent day to day convenience.

For commuters, Hayes & Harlington Station is approximately 1.5 miles away, providing access to the Elizabeth line and connections towards Central London and Heathrow. The property is also well placed for access to the M4, M25 and wider West London road network, making it particularly appealing to those commuting by car.

Heathrow Airport is also within easy reach, adding further appeal for aviation professionals, frequent travellers and those requiring convenient access to the airport.

Combined with its established residential surroundings and proximity to local parks and recreational facilities, Langley Crescent offers an excellent balance of family living, connectivity and convenience.

- Semi Detached
- Two Bathroom
- Rear Extension
- Off Street Parking
- Freehold
- Four Bedroom
- Private Rear Garden
- Loft Extended
- Potential side extension STTP
- Council Tax - D

