







Wentworth Crescent, Hayes, UB3 1NN

- Three Bedrooms
- Own Driveway
- Two Separate Living Areas
- Popular Sought After Location
- EPC Rating: D
- Semi Detached
- Very Generous Rear Garden
- Great Potential to Extend & Develop (STPP)
- NO CHAIN
- Council Tax Band: D

Asking Price £550,000

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HERE TO GET *you* THERE

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Situated on the ever popular Wentworth Crescent in South Hayes is this well presented, three bedroom semi detached home which is being offered for sale with NO ONWARD CHAIN. The property is a perfect blank canvas for its new owners offering huge scope to extend and develop subject to planning permission.

The property comprises entrance hall, separate sitting room, separate dining room, separate fitted kitchen, three first floor bedrooms and a three piece bathroom suite and separate wc. Outside the property has its own off street parking for at least two cars, side access and a very generous rear garden which measures in excess of 100 feet.

The property is located in a popular road in South Hayes close to local shopping facilities, the new 24 hour Asda supermarket and Harlington and Pinkwell schools. A more comprehensive range of shopping facilities and amenities can be found in nearby Hayes Town. There is a comprehensive bus service offering routes to surrounding districts including Heathrow Airport. Hayes and Harlington station is a short commute away soon to be Crossrail.









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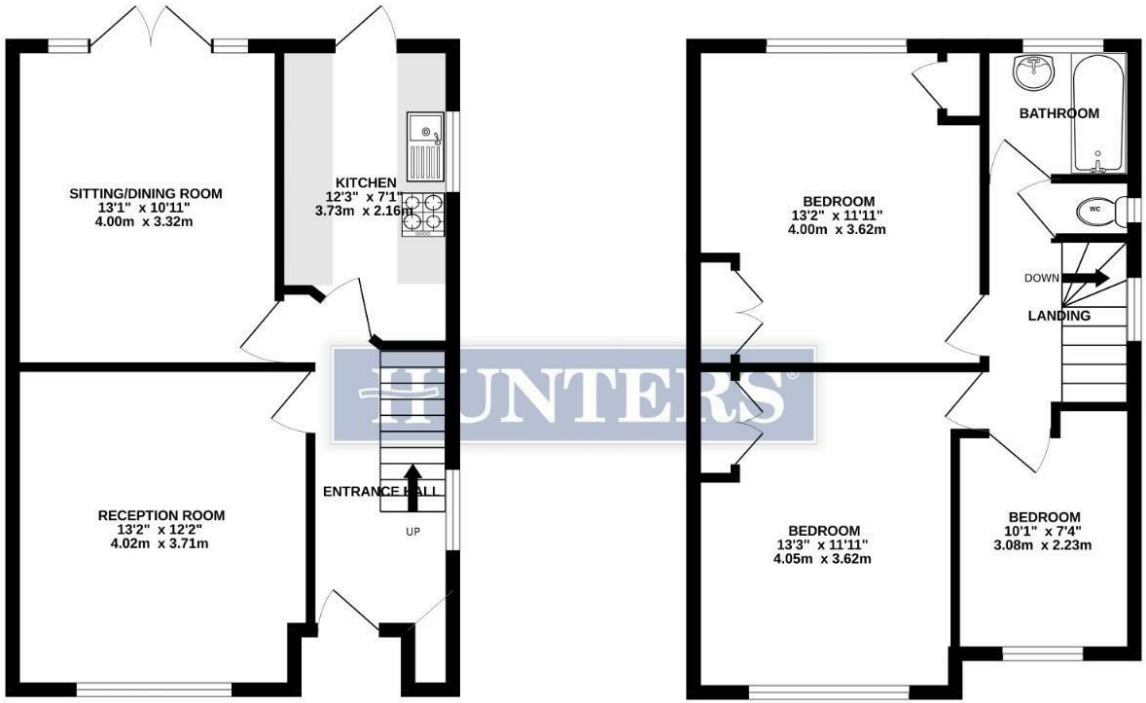
GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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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Viewings

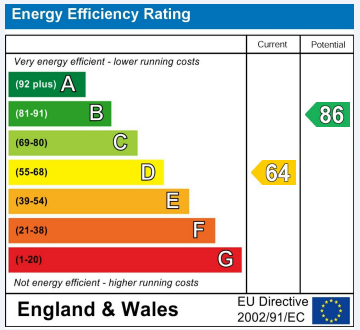
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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