



### Wentworth Crescent | Hayes | UB3 1NR

£850,000

Hiltons Estates are delighted to present this stunning and extensively developed six-bedroom, five-bathroom semi-detached house in Hayes UB3, offered in semi-immaculate condition and featuring two spacious reception rooms, a modern kitchen, a large private rear garden, and a generous driveway accommodating 3–4 cars. Ideally located with easy access to Hayes & Harlington Station (Elizabeth Line) and close to Hayes Town for a wide range of shops, amenities, and banks, this property provides excellent links to Central London and Heathrow Airport. A brilliant opportunity for both families and investors, with an estimated rental income of £4,500 pcm achieving approximately 6.35% yield-Call NOW to arrange a viewing.

- Prime Hayes UB3 location with great transport links
- Detached, extended and semi-immaculate throughout
  - Six bedrooms and five modern bathrooms
- Two reception rooms and a stylish modern kitchen
  - Driveway for 3–4 cars

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements