



## Cranford Lane, Harlington, Hayes, UB3 5HA

- Entrance hall leading to the kitchen and living room for a seamless flow of movement.
- Spacious living room, offering versatile space
- Separate family bathroom, ready to be transformed into a stylish and rejuvenating space.
- Front garden, enhancing the curb appeal and creating a welcoming entrance.
- Kitchen with built-in appliances and ample cupboard storage, providing functionality and practicality.
- Two well-proportioned bedrooms on the first floor, including a master bedroom with built-in storage for organized living.
- Rear garden, perfect for outdoor activities, gardening, or relaxation.
- Prime location in Hayes, with easy access to local amenities, schools, and transport links.

**Asking Price £359,950**

### Description

A two bedroom terrace house, situated in the desirable area of Hayes. This property presents a fantastic opportunity for those seeking a renovation project, allowing you to unleash your creativity and transform it into a personalized dream home.

### Accommodation

Upon entering, you are greeted by an entrance hall seamlessly leading to both the kitchen and the living room, providing a practical and functional layout. The kitchen is equipped with built-in appliances. With ample cupboard storage, you'll have plenty of space to keep your kitchen essentials organized and within easy reach. Adjacent to the kitchen, you'll find a spacious living room, offering a versatile space that can be tailored to suit your preferences.

Moving to the first floor, you'll discover two well-appointed bedrooms awaiting your personal touch. The master bedroom benefits from built-in storage, providing a convenient solution for keeping your belongings organized and maximizing the available space. Completing the first-floor layout is a separate family bathroom, offering a private sanctuary. This room presents an opportunity to create a stylish and functional space by refurbishing it according to your own taste and preferences.

### Outside

Outside, the property features a rear garden, providing a tranquil outdoor retreat. Additionally, the property features front garden enhancing the curb appeal of the house.

### Location

Situated in Hayes, this property enjoys easy access to a range of local amenities, schools, and transport links, ensuring convenience and comfort in everyday living.

### Terms and notification of sale

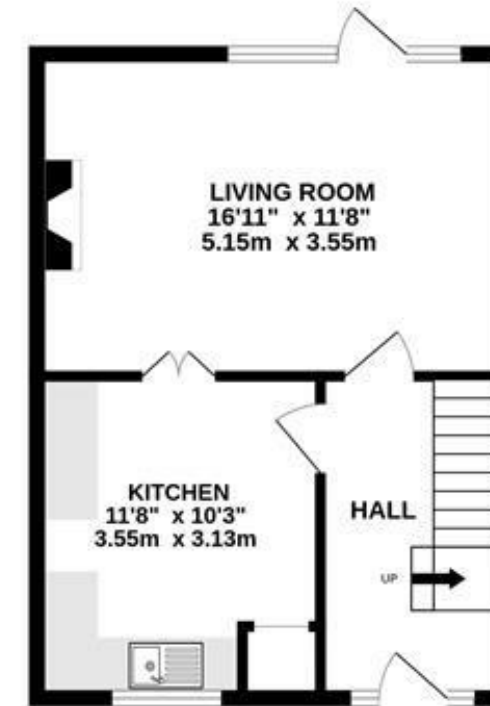
Tenure: Freehold

Local Authority: London Borough of Hillingdon

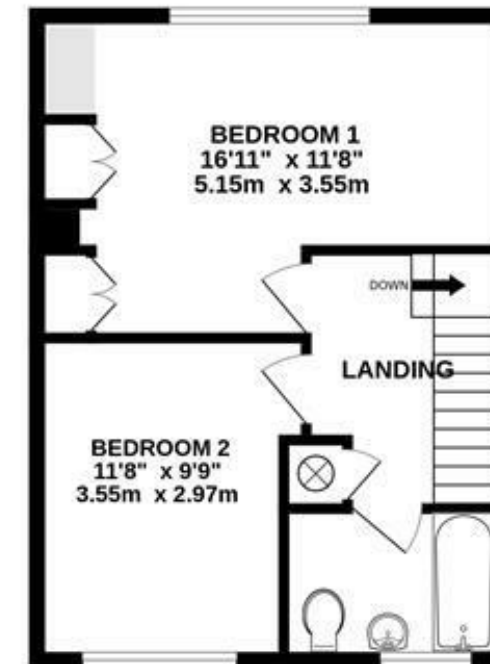
Council Tax Band: D

EPC Rating: F

GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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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### IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts