

Cranmer Road, Hayes

- Two Bedroom
- Generous Rear Garden
- Kitchen/Diner
- Gas Central Heating
- EPC Rating: TBC
- End of Terrace
- Potential to Extend (STPP)
- Separate Sitting Room
- Double Glazed
- Ideal First Time Purchase

Asking Price £399,950

Tenure: Freehold

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Cranmer Road, Hayes

DESCRIPTION

Situated on Cranmer Road in Hayes End is this spacious, two bedroom, end of terraced home. The property is ideal for first time buyers and benefits from further potential to extend subject to planning permission.

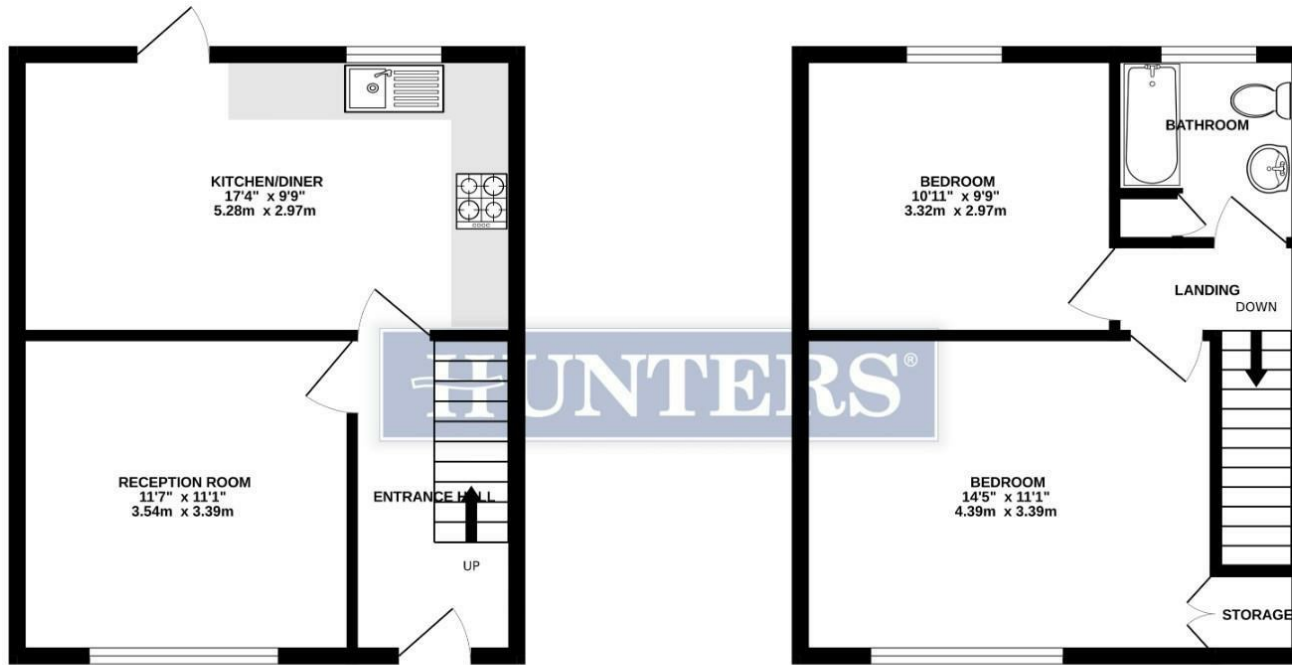
The property comprises entrance hall, sitting room, kitchen/diner, two first floor bedrooms and a fitted three piece bathroom. Outside, the property has a generous rear garden, side access being an end of terrace and a small front garden. The property also benefits from gas central heating and double glazing throughout.

Cranmer Road is situated in Hayes End and is walking distance to the Uxbridge Road, transport links and local schools. The Uxbridge Road provides easy access to the A312/A40 dual carriageways, M25/M40 motorway links and Heathrow Airport. Hayes and Harlington Station is also within commuting range providing greater access into London servicing the new Elizabeth Line.



GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 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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Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

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Council Tax:

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		68	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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

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