



Cranmer Road, , Hayes, UB3 2QJ

- Three Bedroom
- No Chain
- Potential to Extend (STPP)
- Through Lounge
- Close Proximity to the Uxbridge Road
- Terraced House
- Blank Canvas
- Private Rear Garden
- Well Sized Bedrooms
- EPC Rating: D

Asking Price £465,000



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DESCRIPTION

Situated on Cranmer Road in Hayes End is this larger than average, three bedroom terraced house being offered for sale with NO ONWARD CHAIN. The property serves as a blank canvas and has great opportunity to extend subject to planning permission.

The property comprises entrance hall, through lounge, fitted kitchen, three first floor bedrooms, bathroom and separate w.c. Outside the property has a private rear garden being part lawn and part paved along with a cherry tree, to the front a low maintenance paved garden. Parking is available on street with no restrictions.

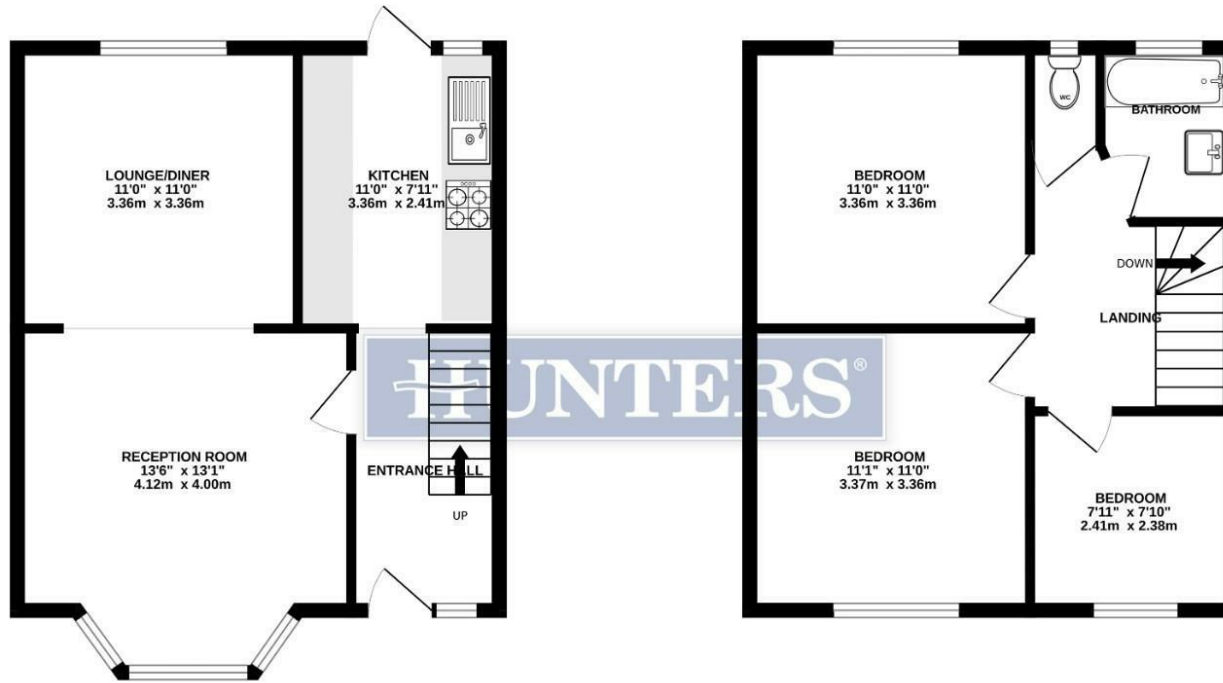
Cranmer Road is situated in Hayes End and is walking distance to the Uxbridge Road, transport links and local schools. The Uxbridge Road provides easy access to the A312/A40 dual carriageways, M25/M40 motorway links and Heathrow Airport. Hayes and Harlington Station is also within commuting range providing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





GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 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

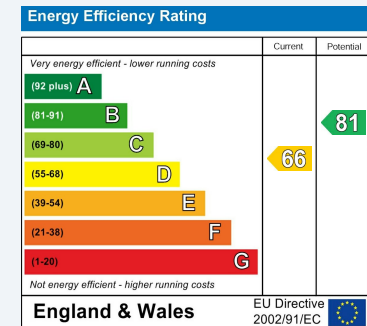
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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