



Cranmer Road, Hayes, UB3 2QJ

- Detached Home
- Modern Condition Throughout
- Low Maintenance Rear Garden
- Ground Floor WC
- 1,029 Sq. Ft (95.63 Sq. M)
- Three Bedrooms
- Own Driveway
- Modern Fitted Kitchen w/ Integrated Appliances
- 24ft Reception Room
- EPC Rating: C

Asking Price £600,000

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Situated in Hayes End is this rare opportunity to acquire a modern detached residence on Cranmer Road, the property offers spacious accommodation throughout and would suit families looking a detached dwelling close to amenities, schools, transport links and dual carriageway links.

The property comprises entrance porch incorporating a ground floor w.c, modern fitted kitchen with integrated appliances, large 24ft reception room with french doors to the rear. To the first floor you are met with a modern three piece bathroom suite and three bedrooms all with bespoke fitted wardrobes. Outside the property has the benefit of its own driveway which can quite comfortably fit up to four cars along with a low maintenance rear garden being fully paved with raised flower beds surrounding.



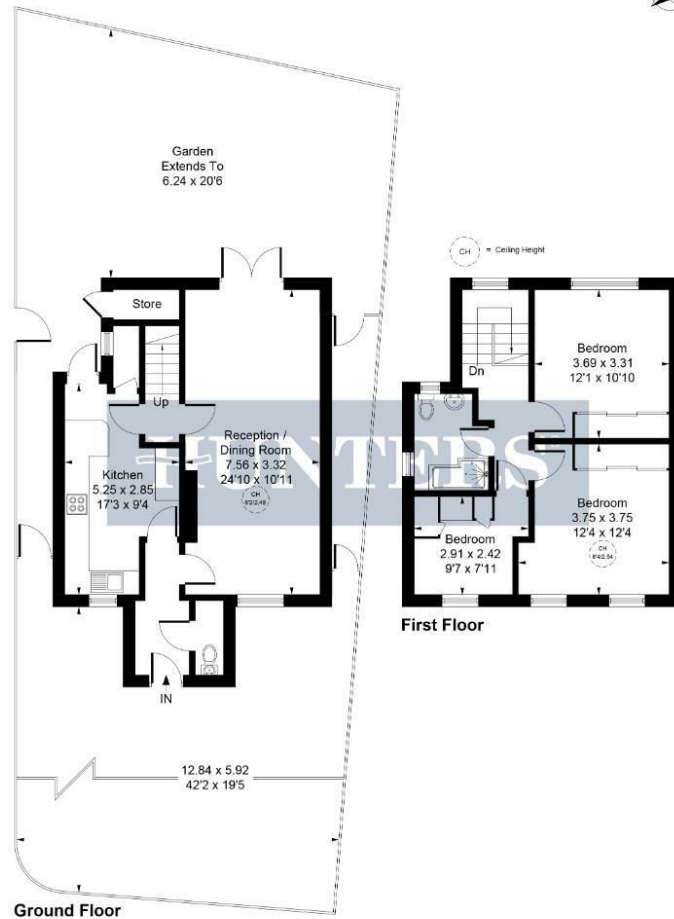
Cranmer Road is situated in Hayes End and is walking distance to the Uxbridge Road, transport links and local schools. The Uxbridge Road provides easy access to the A312/A40 dual carriageways, M25/M40 motorway links and Heathrow Airport. Hayes and Harlington Station is also within commuting range providing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



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Approximate Gross Internal Area
95.63 sq m / 1029 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Produced for Hunters

Viewings

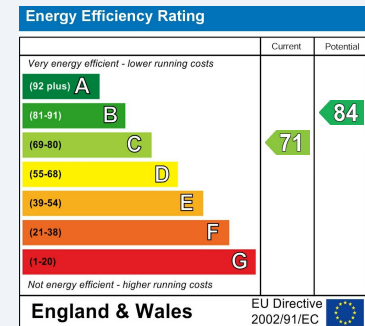
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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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