

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cranmer Road

Hayes, UB3 2QJ

Offers In Excess Of £575,000



Council Tax:



# 51 Cranmer Road

Hayes, UB3 2QJ

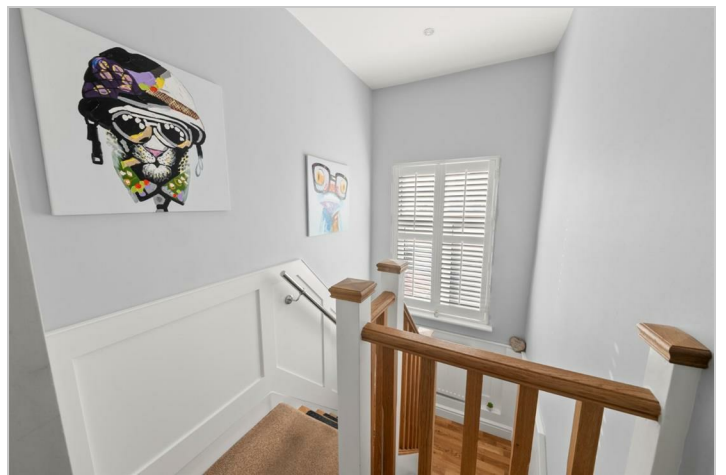
Offers In Excess Of £575,000



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.



## Road Map



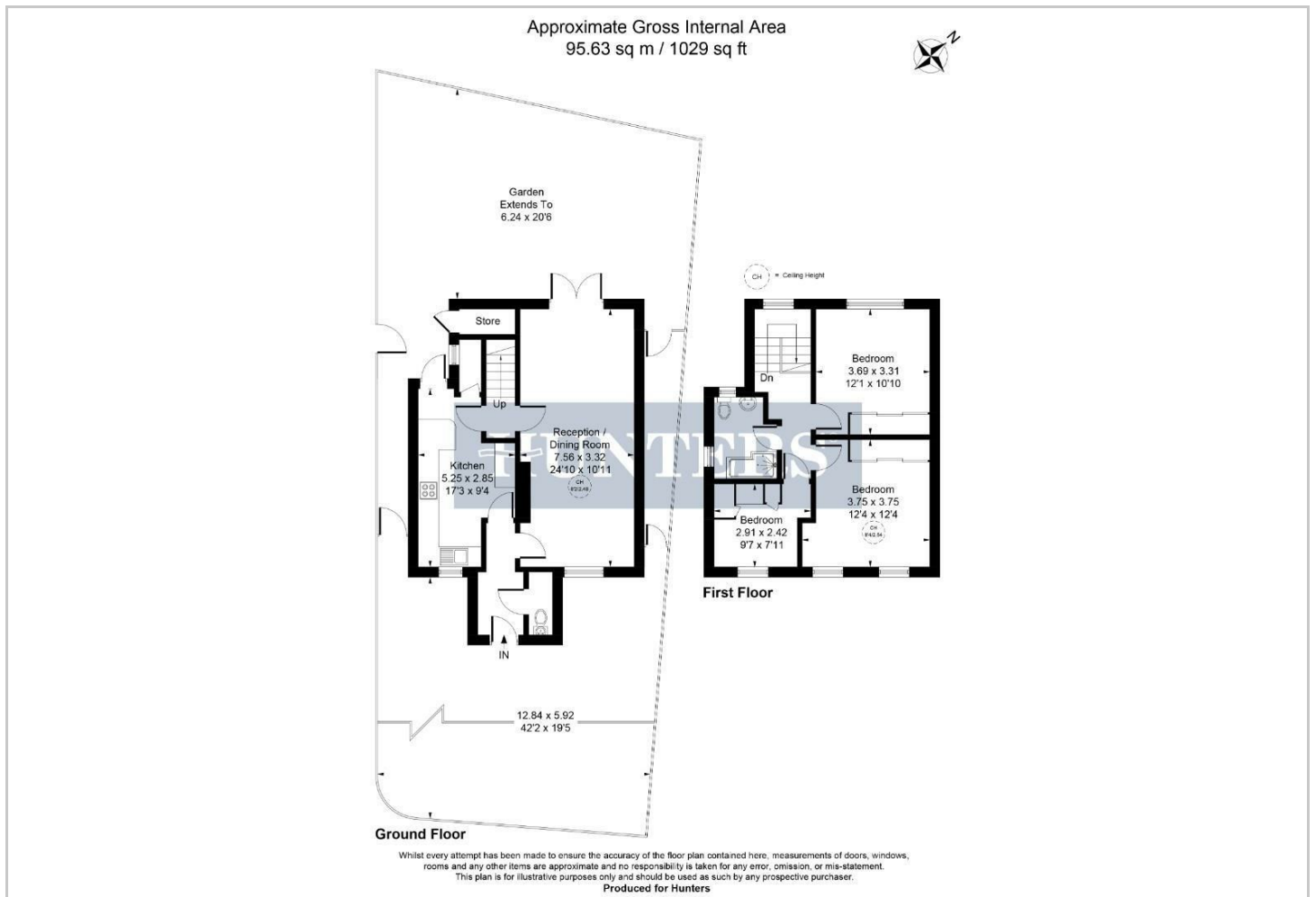
## Hybrid Map



## Terrain Map



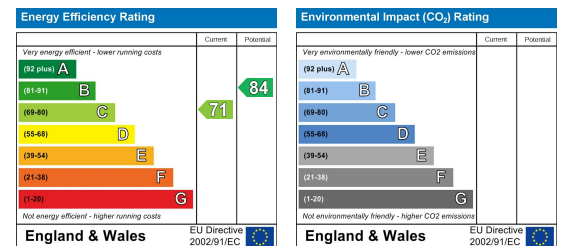
## Floor Plan



## 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.

## Energy Efficiency Graph



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.